

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 9 March 2023

GF No. _____

Name of Affiant(s): Bryan and Doanna Daniel

Address of Affiant: PO Box 1451 Magnolia Tx 77353

Description of Property: A0060 DJ WHITE Tract 5-3 Acres 7.5457

County Grimes, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

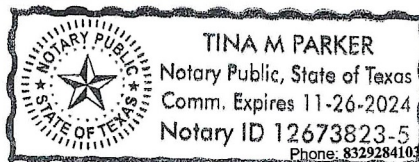
4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
SWORN AND SUBSCRIBED this 10th day of March, 2023
Tina M. Parker
Notary Public



(TXR-1907) 02-01-2010

3.22 ACRES
SAVE & EXCEPT TRACT
(CALLED 3.281 ACRES)
(VOL. 305, PG 886 D.R.G.C.)
140328 SQ. FT.

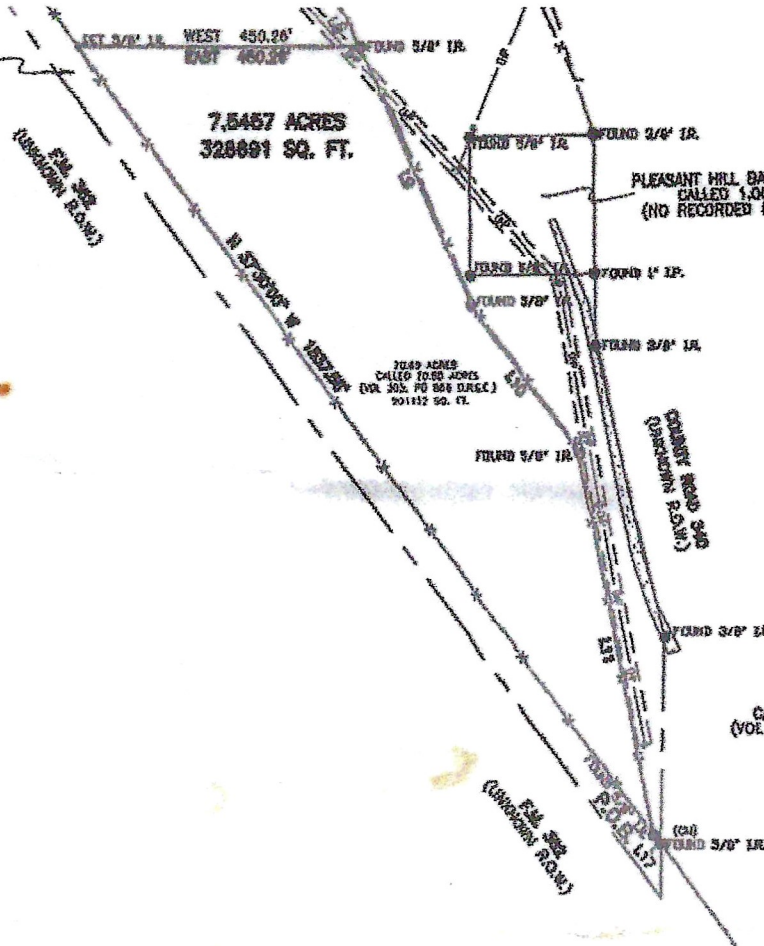
7.5457 ACRES
328891 SQ. FT.

PLEASANT HILL BAPTIST CHURCH
CALLED 1.00 ACRES
(NO RECORDED DEED FOUND)

20.80 ACRES
CALLED 20.80 ACRES
(VOL. 305, PG 886 D.R.G.C.)
901112 SQ. FT.

CALLED 214.005 ACRES
(VOL. 1176, PG 537 D.R.G.C.)

LINE	BEARING	DISTANCE
L1	S 64°00'00" E	547.22'
L2	S 81°00'00" E	286.11'
L3	S 22°55'00" E	182.22'
L4	S 26°00'00" E	147.22'
L5	S 21°48'00" E	180.56'
L6	S 27°37'00" E	152.78'
L7	S 30°52'00" E	177.78'
L8	S 26°30'00" E	77.78'
L9	S 24°35'00" E	436.11'
L10	S 38°17'00" E	290.83'
L11	S 11°45'00" E	607.85'
L12	N 35°52'21" W	264.89'
L13	N 28°00'00" W	267.82'
L14	N 20°10'00" W	230.15'
L15	N 14°40'00" W	165.83'
L16	N 14°40'00" W	3.51'
L17	N 37°30'00" W	17.78'



LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- AC PAD
- ⊕ FIRE HYDRANT
- ⊙ POWER POLE
- ⊖ WATER METER



COVERED AREA



CONCRETE



ASPHALT/GRAVEL

- X — BARS WIRE FENCE
- V — WOOD FENCE
- OF — OVERHEAD POWER
- — — EASEMENT LINE

NOTES:
THE PIPELINE EASEMENT AS RECORDED IN VOLUME 60, PAGE 138 D.R.G.C. DOES NOT AFFECT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNDISCLOSED EASEMENTS. ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. BEARINGS BASED ON RECORDED DEED OR THE CALLED 20.80 ACRES (VOL. 305, PG 886 D.R.G.C.). FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FRIMS. THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FRIMS.

1" = 250'

DESCRIPTION: BEING AN 7.5457 ACRE PARCEL OF LAND, OUT OF A CALLED 20.80 ACRES				This lot does not appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 481683475C dated 04/03/2012
RECORDATION: VOL. 305, PG 886 D.R.G.C.	COUNTY: GRIMES	TAX: TX	ABSTRACT: DJ WHITE, A-60	
RECORD OWNER: EASTE OF FLORENCE SCHMIDT		TITLE COMPANY: NATIONAL INVESTORS TITLE		FDD #: 1807153
ADDRESS: MELVIN WEEMS & CHERYL CAMPBELL LENDER: CAPITAL FARM CREDIT ADDRESS: 17369 FM 362 NAVASOTA, TX 77868				
FIELD WORK: LK				<p>David E. King, Sr. Texas Registered Professional Surveyor Number 4202 hereby certifies to the Title Insurer, Lender and Purchaser referenced herein that this plat was made from an actual survey of the ground by me or under my direction and that the same complies with the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic text and signature.</p>
DRAFTED BY: DK, JR (08/10/2018)				
CHECKED BY: DK, SR				
C.E. NUMBER: G-180182N				
		FRIM NO: 10152100	DATE: 10/20/2018	