

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

Date: 4/24/2023

GF No. _____

Name of Affiant(s): Christy Woodruff,

Address of Affiant: 6800 Quebe Road

Description of Property: A0008 Austin, Stephen F., Tract 145, Acres 23.398

County Washington, 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 Oct 20, 2004 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.

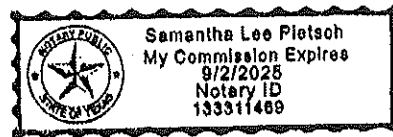
EXCEPT for the following (If None, Insert "None" Below:)

Added animal friendly fencing to existing barbwire fencing. Added home, garage, well and well house.

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.

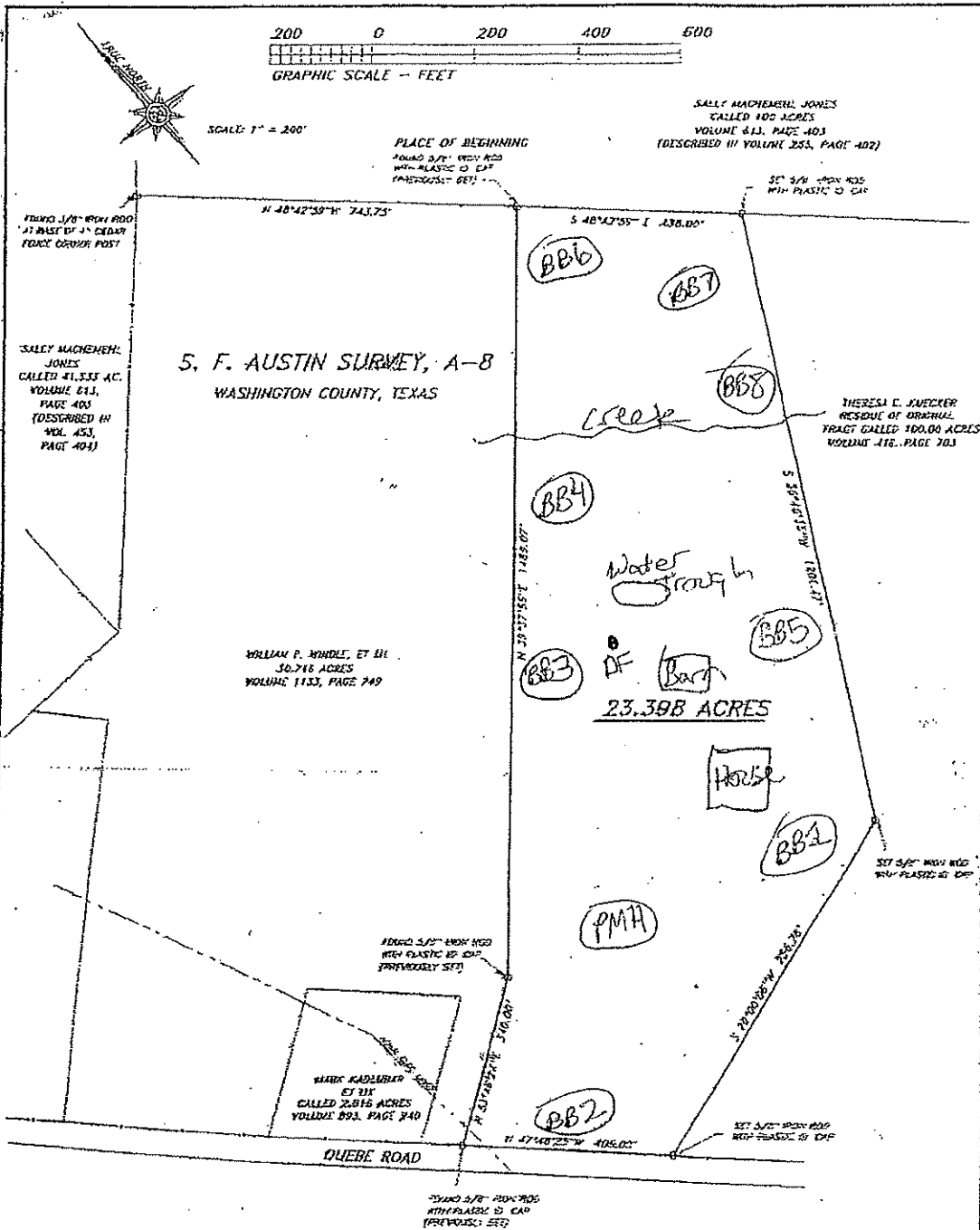
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Christy Woodruff



SWORN AND SUBSCRIBED this 24 day of April, 2023

Samantha Lee Pietsch
Notary Public



6800
Quebe Rd
Brenham

DF = Deer Feeder
PMH = Purple Mower House
BF = Bird Feeder
BB = Blue Bird House (1-8)

SURVEY MAP

SHOWING A SURVEY OF 23.398 ACRES OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS, PART OF THE S. F. AUSTIN SURVEY, A-8, BEING PART OF THE SAME LAND DESCRIBED AS 100.00 ACRES IN THE DEED FROM MARY ANN RUESKE TO THERESA C. KUECKER, DATED JUNE 22, 1981, AS RECORDED IN VOLUME 416, PAGE 703, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.

NOTES:

1. THERE WAS A SEPARATE METES AND BOUNDS DESCRIPTION PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY GPS OBSERVATIONS, OBSERVED AT LATITUDE: 30°15'36.75" N, LONGITUDE: 96°24'47.04" W. (NAD83-B-1)
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WASHINGTON COUNTY ABSTRACT COMPANY, (STEWART TITLE GUARANTY COMPANY) (TITLE COMMITMENT FILE NO. 5040850, DATED EFFECTIVE SEPTEMBER 28, 2004).
4. SUBJECT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORP., RIGHT OF WAY EASEMENT, 15 FEET WIDE, VOL. 585, PAGE 79, IN THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, AND VOL. 412, PAGE 160, OF SAID DEED RECORDS, THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED, ACTUAL BURIED LOCATION OF THE PIPELINE WAS NOT DETERMINED.

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF WASHINGTON
I, JOHN L. HODIX, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF 23.398 ACRES OF LAND IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE

EXHIBIT "A"

W. O. No. 4959

THE STATE OF TEXAS
COUNTY OF WASHINGTON

THERESA C. KUECKER, ET UX
TO
EDDIE V. TAYLOR AND DEENA C. TAYLOR

SURVEYOR'S LEGAL DESCRIPTION
23.398 ACRES

All that pertains tract or parcel of land, lying and being situated in Washington County, Texas, part of the S. F. Austin Survey, A-3, being part of the same land described as 100.00 acres in the deed from Mary Ann Heesken to Theresa C. Kuecker, dated June 22, 1981, as recorded in Volume 418, Page 703, in the Deed Records of Washington County, Texas, and being more fully described by notes and bounds as follows, To-Wit;

BEGINNING at a 5/8 inch iron rod found with plastic ID. cap (previously set) for the East corner of the William P. Windle, et ux, 30.716 acres tract as described in Volume 1133, Page 749, in the Official Records of Washington County, Texas, being the North corner hereof and being on the Southwest line of the Sally Machamehl Jones tract called 100 acres as conveyed in Volume 613, Page 403 and described in Volume 255, Page 402, in said Deed Records, a 3/8 inch iron rod found at the base of a 4 inch Cedar fence corner post for the North corner of said original 100.00 acres tract, being the West corner of said Jones tract called 100 acres, also being on the Southeast line of the Sally Machamehl Jones tract called 41.333 acres as conveyed in Volume 613, Page 403, in said Official Records and described in Volume 453, Page 404, in said Deed Records bears N 48°42'59" W 743.74 feet;

THENCE along a portion of the Southeast line of said Jones tract called 100 acres for the Northeast line hereof, being along a portion of the Northeast line of said original tract, being along or near an existing fence, S 48°42'59" W 438.00 feet to a 5/8 inch iron rod set with plastic ID. cap for the East corner hereof, being on the Southeast line of said Jones tract called 100 acres;

THENCE along the Southeast and South lines hereof, as follows: S 26°46'35" W 1201.47 feet to a 5/8 inch iron rod set with plastic ID. cap for an interior corner hereof and S 70°00'08" W 756.78 feet to a 5/8 inch iron rod set with plastic ID. cap on the Northeast margin of Quebe Road for the South corner hereof;

THENCE along a portion of the Northeast margin of said Quebe Road for the Southwest line hereof, being along or near an existing fence, N 47°48'25" W 406.00 feet to a 5/8 inch iron rod found with plastic ID. cap (previously set) on said road margin for a South corner of said Windle tract, being the West corner hereof;

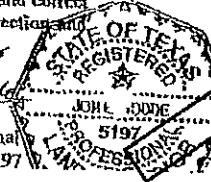
THENCE along the Northwest lines hereof, N 53°46'24" E 340.00 feet to a 5/8 inch iron rod found with plastic ID. cap (previously set) for an interior corner hereof, being an exterior corner of said Windle tract, and N 39°37'55" E 1489.07 feet to the place of beginning and containing 23.398 acres of land.

The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°15'36.19" North, Longitude: 96°24'47.04" West (WGS-84) There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing legal description describing 23.398 acres is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 20th day of October, 2004, A. D.

Jon E. Hodde
Jon E. Hodde
Registered Professional
Land Surveyor No. 5197



2010 016
\$ 4000
JRT/CO

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS

2010 NOV 12 PM 2:57

Beth C. Rothermel
BETH C. ROTHERMEL
WASHINGTON COUNTY CLERK

STATE OF TEXAS
COUNTY OF WASHINGTON

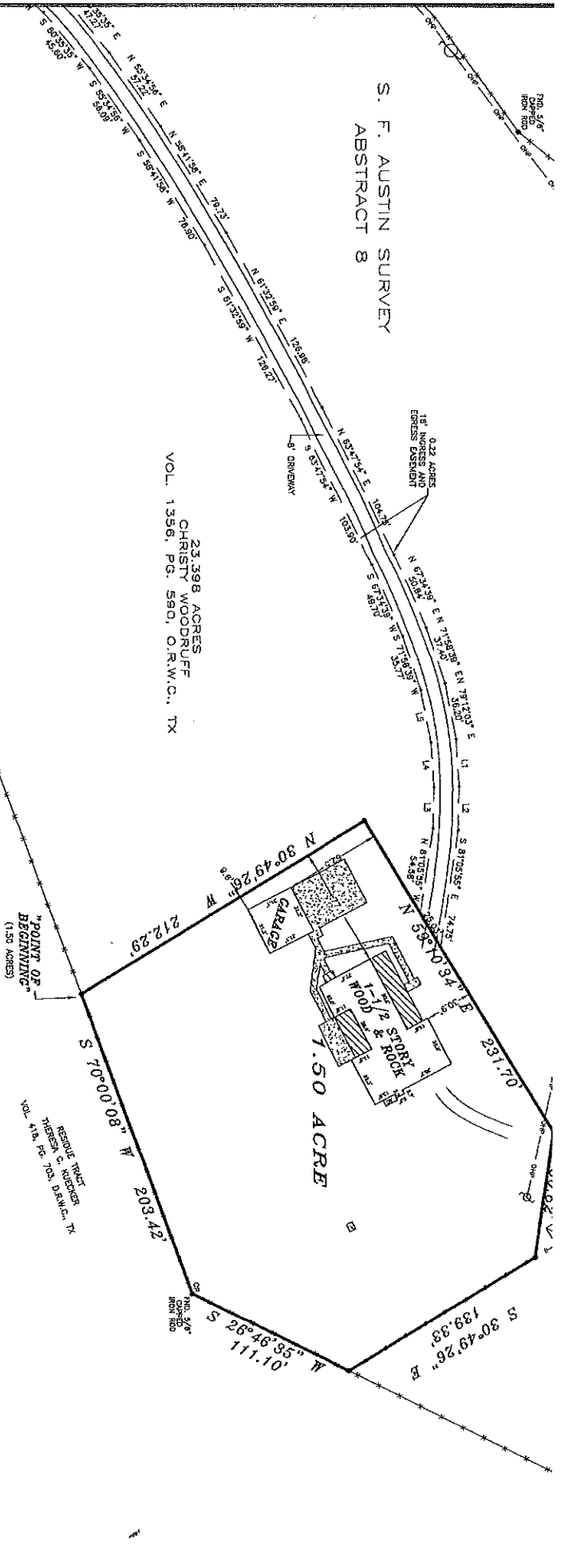
I hereby certify that this instrument was FILED on the date and at the time afixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on



Beth C. Rothermel
NOV 15 2010
Beth Rothermel, County Clerk
Washington County, Texas

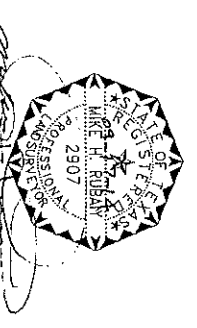
S. F. AUSTIN SURVEY
ABSTRACT 8

23,398 ACRES
CHRISTY WOODRUFF
VOL. 1356, PG. 590, O.R.W.C., TX



I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY ME, A PROFESSIONAL LAND SURVEYOR, AND UNDER THE SUPERVISION AND CONTROL OF THE SURVEYING STANDARDS AND SPECIFICATIONS. THE SURVEYING STANDARDS AND SPECIFICATIONS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 1.50 ACRES AND A 16 FOOT EGRESS AND EGRESS EASEMENT SITUATED IN THE S. F. AUSTIN SURVEY, ABSTRACT 8, WASHINGTON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 23,398 ACRE TRACT OF LAND CONVEYED TO CHRISTY WOODRUFF DEED IN TEXAS VOL. 1356, PG. 590, O.R.W.C., TEXAS AND 1.50 ACRES AND 16 FOOT EGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBANT, P.L.S. NO. 2907, STATE OF TEXAS

NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.
2. ALL CORNERS ARE MARKED WITH 1/2" CAPPED IRON RODS MARKED H&H LAND, SET, UNLESS OTHERWISE NOTED.

PROFESSIONAL LAND SERVICES
H & H SERVICES
P.O. Box 1974
17440
(979) 281-2821 (Fax) 281-285-5792
JOB NO. 210249

Client: WOODRUFF
Address: 6800 QUEBE ROAD, BELLMEAD, TEXAS 77895

Project: WOODRUFF

Scale: 1" = 50' ACRES

Section: 5

County: WASHINGTON

State: TEXAS

Title: S. F. AUSTIN SURVEY ABSTRACT 8

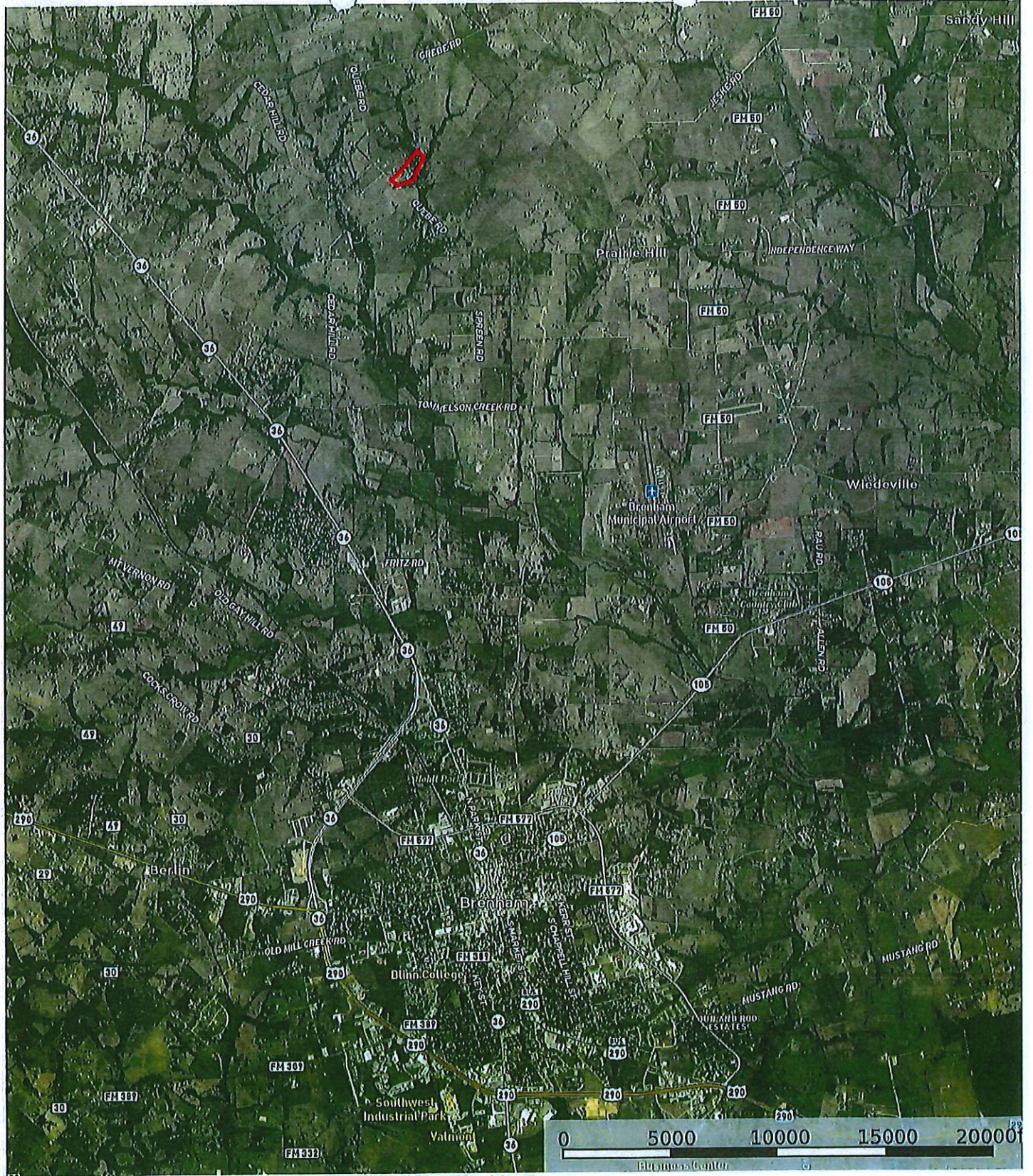
Tract: 1.50 ACRES

FIELD WORK

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 9/11/14-JW | |
| 2 | 9/12/14-HH | |
| 3 | 9/12/14-HH | |
| 4 | 9/12/14-HH | |
| 5 | 9/12/14-HH | |
| 6 | 9/12/14-HH | |
| 7 | 9/12/14-HH | |
| 8 | 9/12/14-HH | |
| 9 | 9/12/14-HH | |
| 10 | 9/12/14-HH | |

QUANTITIES





7 Boundary

