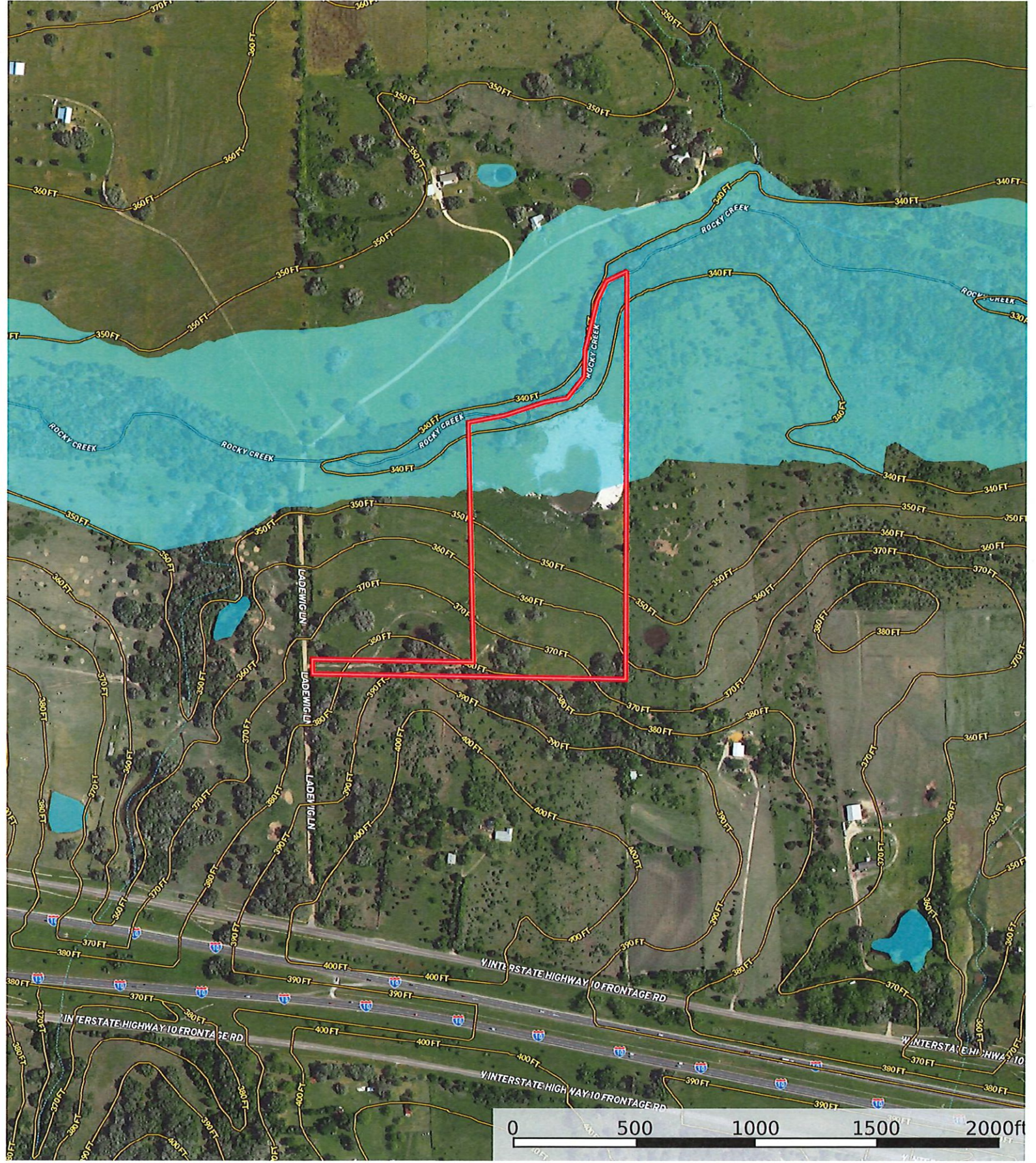


 Boundary



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

Date: April 26, 2024 GF No. _____

Name of Affiant(s): David Nhan Khong

Address of Affiant: 1171 Ladewig Ln, Schulenburg, TX 78956

Description of Property: ABS A075 MULDOON M #13 LG, 19.09 ACRES, NO BLDGS OR M H
County Fayette, 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 July 1, 2021 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): Pond located in the back left corner of the property.

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.

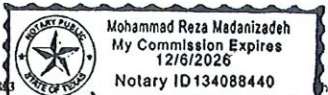
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

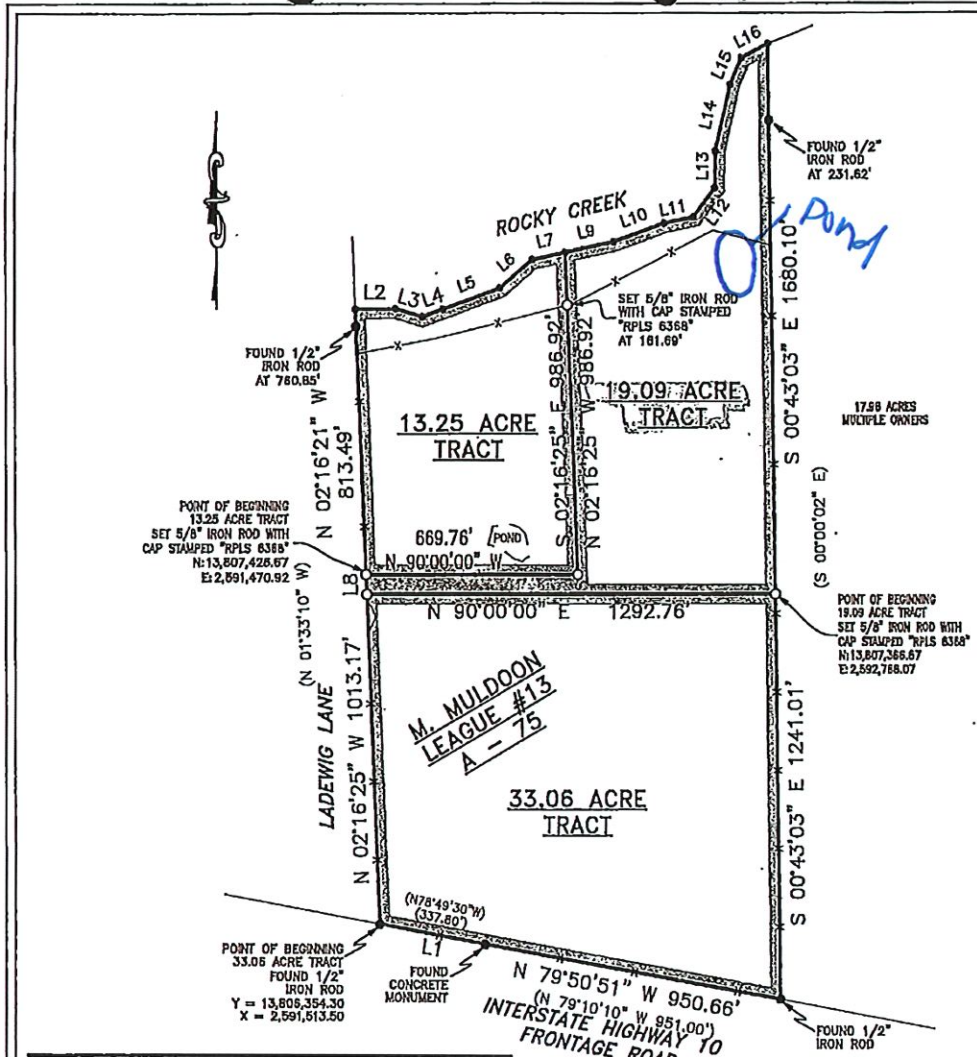

David Nhan Khong

SWORN AND SUBSCRIBED this 26th day of April, 2024


Notary Public

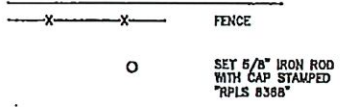
(TXR-1907) 02-01-2010



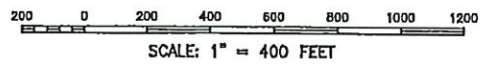


LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N 79°36'15" W	337.89'	(N 78°49'30" W)	(337.80')
L2	N 89°30'17" E	124.10'	(S 89°46'30" E)	(124.10')
L3	S 73°56'43" E	88.90'	(S 73°13'30" E)	(88.90')
L4	N 71°08'07" E	70.60'	(N 71°51'20" E)	(70.60')
L5	N 70°05'57" E	189.10'	(N 70°49'10" E)	(189.10')
L6	N 49°49'17" E	135.30'	(N 50°32'30" E)	(135.30')
L7	N 78°02'17" E	107.69'		
LB	N 02°16'25" W	60.05'		
L9	N 78°02'17" E	156.61'		
L10	N 70°42'17" E	171.40'	(N 71°25'30" E)	(171.40')
L11	N 78°56'57" E	94.70'	(N 79°40'10" E)	(94.70')
L12	N 37°11'17" E	112.30'	(N 37°54'30" E)	(112.30')
L13	N 01°03'57" E	111.50'	(N 01°47'10" E)	(111.50')
L14	N 12°58'27" E	206.90'	(N 13°39'40" E)	(206.90')
L15	N 24°09'57" E	89.40'	(N 24°53'10" E)	(89.40')
L16	N 62°50'27" E	92.93'	(N 63°33'40" E)	(93.10')

LEGEND



- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 6/30/21. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Cole E. Barton
 COLE E. BARTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 6388



65.40 ACRE TRACT DIVISION
 BEING OUT OF THE M. MULDOON LEAGUE #13, ABSTRACT 75, FAYETTE COUNTY, TEXAS, ALSO BEING OUT OF A 65.40 ACRE TRACT CONVEYED FROM MARY ANN NOVAK WOOTEN AND PATRICIA NOVAK ULBRICH TO JIM AND KATHERINE NOVAK BERTSCH IN WARRANTY DEED DATED AUGUST 27, 1989, AND RECORDED IN VOLUME 894, PAGE 214 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

Completion Date: 7/1/21 File Name: BOUNDARY.DWG
 Scale: 1"=400' Surveyed by: LB
 Drawn by: AF Checked by: CB

JOB #: 2106027

Exhibit "A"



**BARTON
& ASSOCIATES
LAND SURVEYING**

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284
TEXAS LICENSED SURVEYING FIRM 10194009
THE INTERSECTION OF QUALITY AND EFFICIENCY

19.09 ACRE TRACT

Field Notes Description

Being out of the M. Muldoon League No. 13, Abstract 75, Fayette County, Texas, also being out of a 65.40 acre tract conveyed from Mary Ann Novak Wooten and Patricia Novak Ulbrich to Jim and Katherine Novak Bertsch in Warranty Deed dated August 27, 1996, and recorded in Volume 964, Page 214 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8" iron rod with cap stamped "RPLS 6368", (N:13,807,366.67, E:2,592,766.07), set in the east line of said 65.40 acre tract, and at the northeast corner of a 33.06 acre tract, (dually surveyed), for the southeast corner of this herein described tract;

THENCE: N 90°00'00" W -1292.76 feet across said 65.40 acre tract and along the north line of said 33.06 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set in the east right of way line of Ladewig Lane, in the west line of said 65.40 acre tract, and at the northwest corner of said 33.06 acre tract, for the southwest corner of this herein described tract;

THENCE: N 02°16'25" W -60.05 feet along the east right of way line of said Ladewig lane, the west line of said 65.40 acre tract, and the southerly west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of a 13.25 acre tract (dually surveyed), for the westerly northwest corner of this herein described tract;

THENCE: N 90°00'00" E -669.76 feet along the south line of said 13.25 acre tract and the westerly north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of said 13.25 acre tract, for an interior corner of this herein described tract;

THENCE: N 02°16'25" W along the east line of said 13.25 acre tract and the northerly west line of this herein described tract at 825.23 feet pass a 1/2" iron rod found for a line marker, in all a distance of 986.92 feet to a point in the center of Rocky Creek, in the north line of said 65.40 acre tract, and at the northeast corner of said 13.25 acre tract, for easterly northwest corner of this herein described tract;

THENCE: -along the centerline of said Rocky Creek, the north line of said 65.40 acre tract, and the north line of this herein described tract with the following calls:

N 78°02'17" E -156.61 feet to a point;

THENCE: N 70°42'17" E -171.40 feet to a point;

THENCE: N 78°56'57" E -94.70 feet to a point;

THENCE: N 37°11'17" E -112.30 feet to a point;

THENCE: N 01°03'57" E -111.50 feet to a point;

THENCE: N 12°56'27" E -206.90 feet to a point;

THENCE: N 24°09'57" E -89.40 feet to a point;

THENCE: N 62°50'27" E -92.93 feet to a point at the northeast corner of said 65.40 acre tract, for the northeast corner of this herein described tract;

Exhibit "A"

THENCE: S 00°43'03" E -along the east line of said 65.40 acre tract and the east line of this herein described tract at 231.62 feet pass a 1/2" iron rod found for a line marker, in all a distance of 1680.10 feet to the *POINT OF BEGINNING*, containing within these metes and bounds a 19.09 acre tract, more or less.

July 1, 2021
Job No. 2106027
AF



COLE E. BARTON
R.P.L.S. No. 6368

