

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

Date: May 18, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Yvette Kirkland Properties,

Address of Affiant: 3401 Success Ct

Description of Property: 603 Perkins, Lot 7 Woodson Terrace, sec 5

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."): Owner

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 December 3, 2006 there have been no:

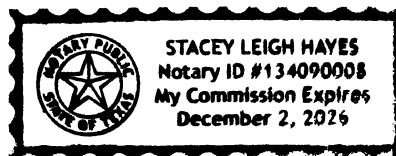
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Yvette Kirkland  
Yvette Kirkland



SWORN AND SUBSCRIBED this 18<sup>th</sup> day of May, 2023  
Stacey Leigh Hayes  
Notary Public



NOTES:  
 O - DENOTES FOUND 1/2" IRON ROD  
 Subject to an unobstructed aerial easement five feet (5') wide from a plane nearly feet (24') above the ground upward, located adjacent to all easements shown on the recorded subdivision plat.  
 Subject to the City of Brenham set back requirements.  
 Basis of Bearings: Wooden Terrace, Section X.  
 Bearings and distances shown in parenthesis are record calls.

According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, F.I.A., Community-Panel No. 480648 0001B, City of Brenham, Washington County, Texas, effective date of August 17, 1981, the subject property does not lie within the Special Flood Hazard Area.

DESCRIPTION: Lot Seven (7), of Woodson Terrace, Section X, an addition to the City of Brenham, Washington County, Texas, as shown on plat recorded in Plat Cabinet File No. 271A, Plat Records of Washington County, Texas.

PURCHASER/BORROWER: TRAVIS SCHWARTZ and wife, JOYCE SCHWARTZ  
 PROPERTY ADDRESS: 803 PERKINS LANE  
 BRENHAM, TEXAS 77833

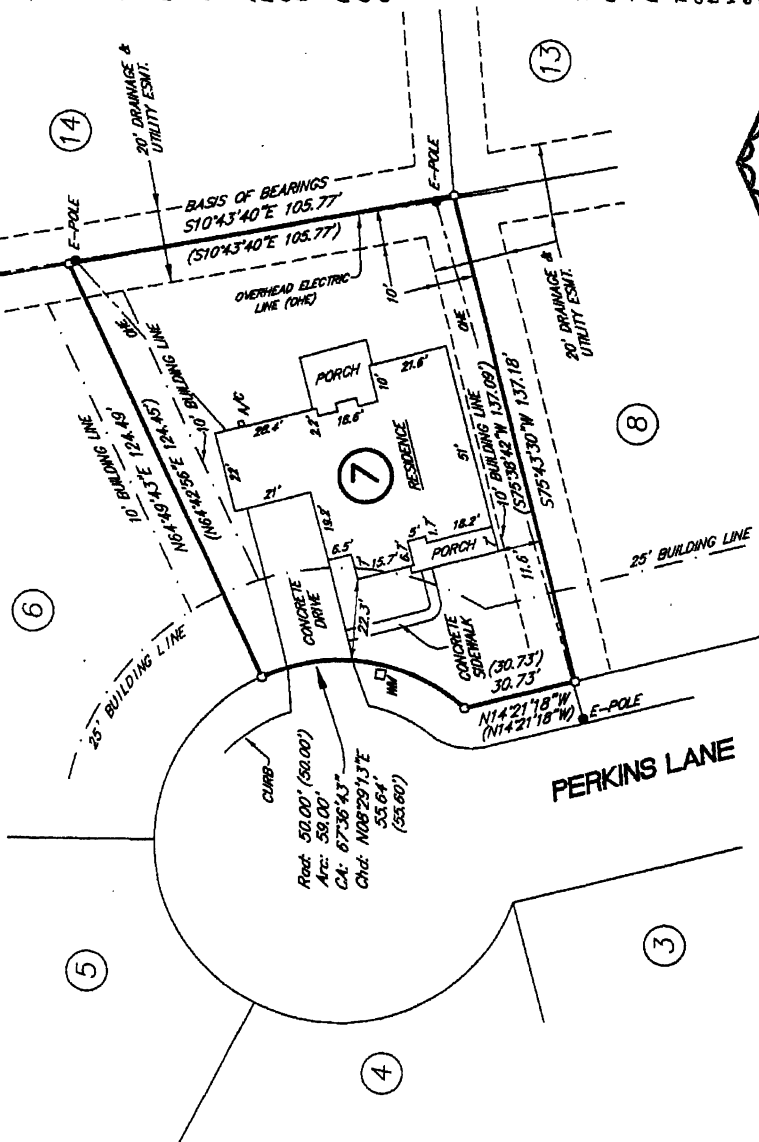
THE STATE OF TEXAS  
 COUNTY OF WASHINGTON  
 TO TRAVIS SCHWARTZ and wife, JOYCE SCHWARTZ and  
 BOTTS TITLE COMPANY, G.F. No. WA-01-110

The undersigned does hereby certify that this survey was this day made, and on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, viable encroachments, overlapping of improvements, visible easements or apparent rights-of-way except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

This survey was performed in conjunction with the transaction described in a title commitment issued by Botts Title Company, G.F. No. WA-01-110, dated December 3, 2001. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Donald W. Lampe  
 R.P.L.S. No. 1732

WOODSON TERRACE  
 SECTION X  
 CITY OF BRENHAM, TEXAS  
 PLAT SLIDE NO. 271A, P.R.W.C., TX.



**LAMPE SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
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