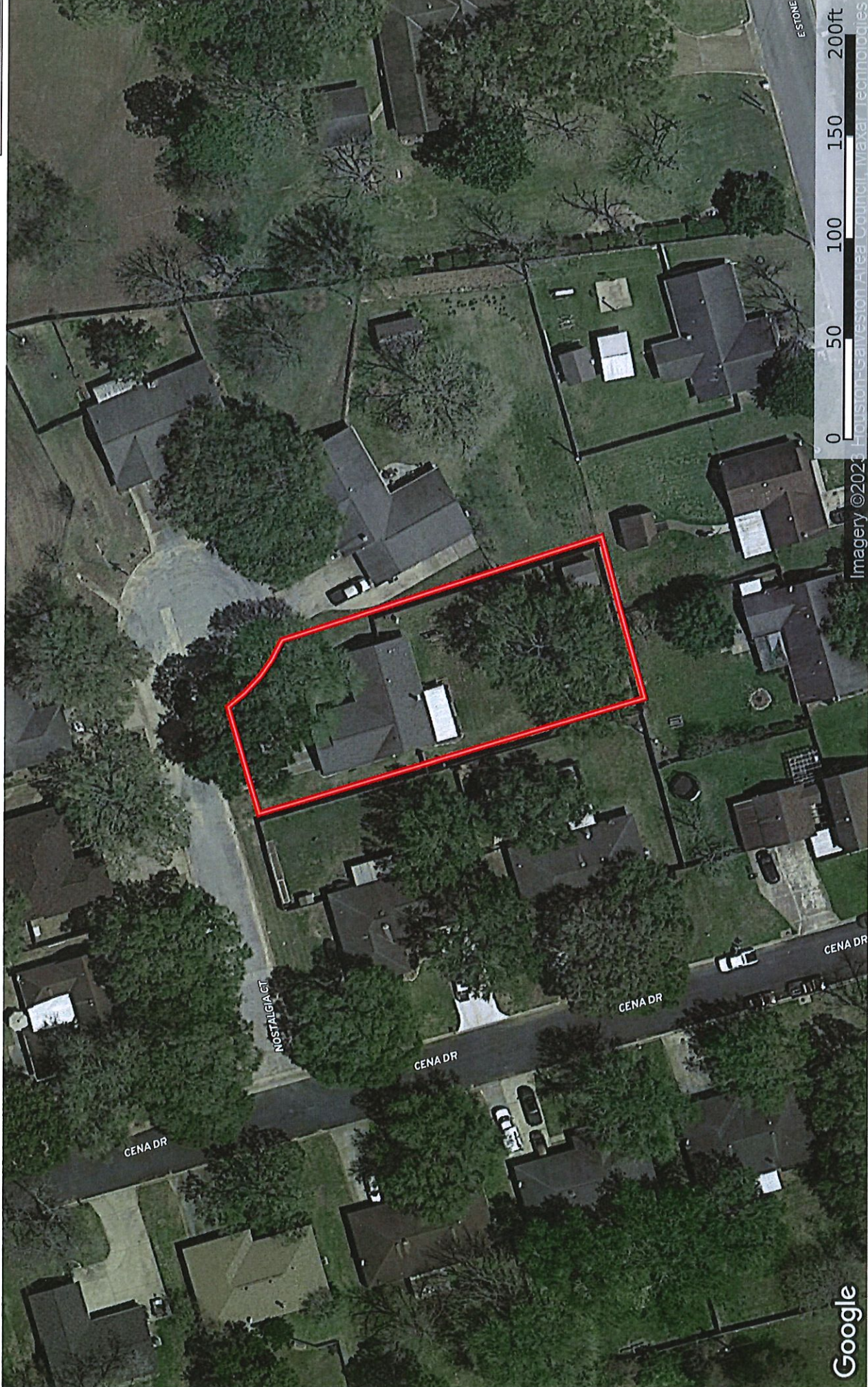


1002 Nostalgia Ct, Brenham
Texas, AC +/-



Google



Boundary

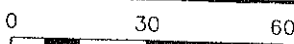
Imagery ©2023 Houston-Galveston Area Council, Maxar, Technologies

Lindi Camaron Team
P: 9794514645
<http://lindicamaronteam.buybrenham.com/>

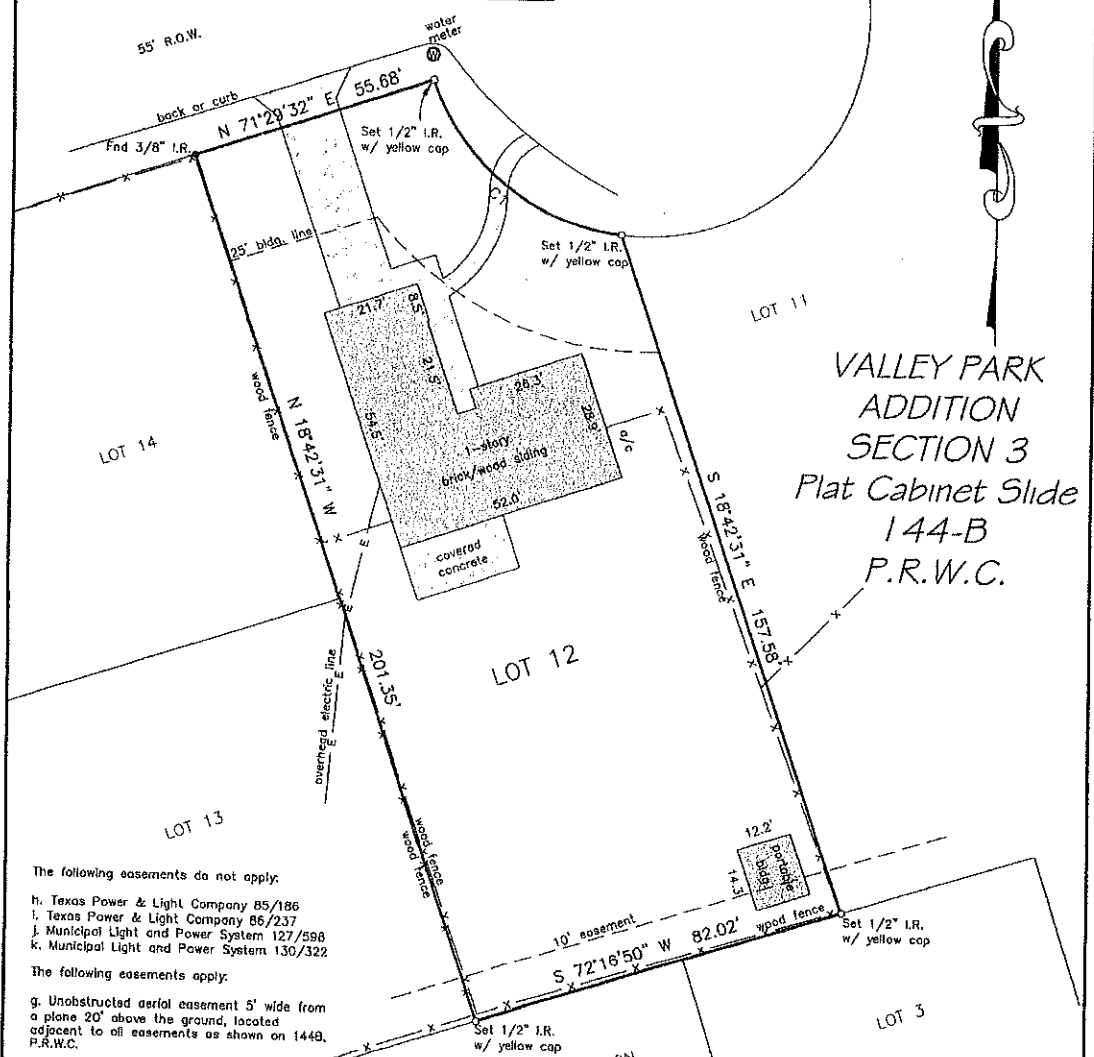
601 Medical Court



The information contained herein was obtained from sources deemed to be reliable. Services make no warranties or guarantees as to the completeness or accuracy thereof.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	56.69'	49.92'	65°04'00"	S 51°41'08" E	53.69'



VALLEY PARK
ADDITION
SECTION 3
Plat Cabinet Slide
144-B
P.R.W.C.

The following easements do not apply:
 h. Texas Power & Light Company 85/186
 i. Texas Power & Light Company 86/237
 j. Municipal Light and Power System 127/598
 k. Municipal Light and Power System 130/322

The following easements apply:
 g. Unobstructed aerial easement 5' wide from a plane 20' above the ground, located adjacent to all easements as shown on 144B, P.R.W.C.

VALLEY PARK ADDITION
SECTION 2, SLIDE 132A
P.R.W.C.
LOT 2

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made 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, encroachments at ground level, overlapping of improvements, 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

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

Tyler Tumlinson

Tyler Tumlinson, R.P.L.S. No 6410 October 5, 2017



TUMLINSON
LAND SURVEYING

2423 Peach Creek Rd
College Station, Texas 77845
(254) 931-6707
FIRM #10193858

BOUNDARY AND IMPROVEMENT SURVEY
BEING ALL OF LOT 12, OUT OF VALLEY PARK ADDITION,
SECTION 3, CITY OF BRENHAM, TEXAS.
Surveyed for: Kevin L. Reed

PROJECT:	01075-REE
DATE:	10-5-2017
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file

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

Date: June 9, 2023

GF No. _____

Name of Affiant(s): Noel Leon Weaver

Address of Affiant: 1002 Nostalgia, Brenham, TX 77833

Description of Property: Lot 12, Valley Park, Section 3

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.");
n/a

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.

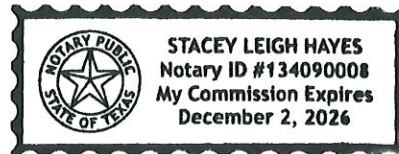
4. To the best of our actual knowledge and belief, since October 5, 2017 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary 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.

Noel Leon Weaver
Noel Leon Weaver



SWORN AND SUBSCRIBED this 9th day of June, 2023
Stacey Leigh Hayes
Notary Public