

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

Date: 06/13/2023 GF No. _____
Name of Affiant(s): Sarah Underwood
Address of Affiant: 121 s. main st caldwell, TX 77836
Description of Property: 625 Big Berry Road, Somerville, TX 77879
County Burleson County, 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 2022 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

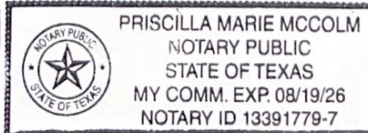
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Sarah Underwood

SWORN AND SUBSCRIBED this 13 day of June, 2023.

Priscilla Marie McColm

Notary Public
(TXR 1907) 02-01-2010



ZONING SETBACKS

NO ZONING OR SETBACK DATA FOUND FOR THIS TRACT.



SCALE: 1" = 80'

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006647.
4. ELEVATIONS BASIS: CORS, NAVD 88, GEOID 2018, BASED ON GPS SOLUTIONS FROM CORS NETWORK. ORTHOMETRIC HEIGHT/ELEVATION = 294.23' USFT @ TBM-1 AS SHOWN ON THIS SURVEY.
5. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0425C, DATED 01/06/2011, ALL THIS TRACT LIES WITHIN ZONE X.
6. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 042219656, DATED 04/08/2022 PROVIDED BY PRIORITY SETTLEMENT GROUP OF TEXAS, LLC. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
7. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B

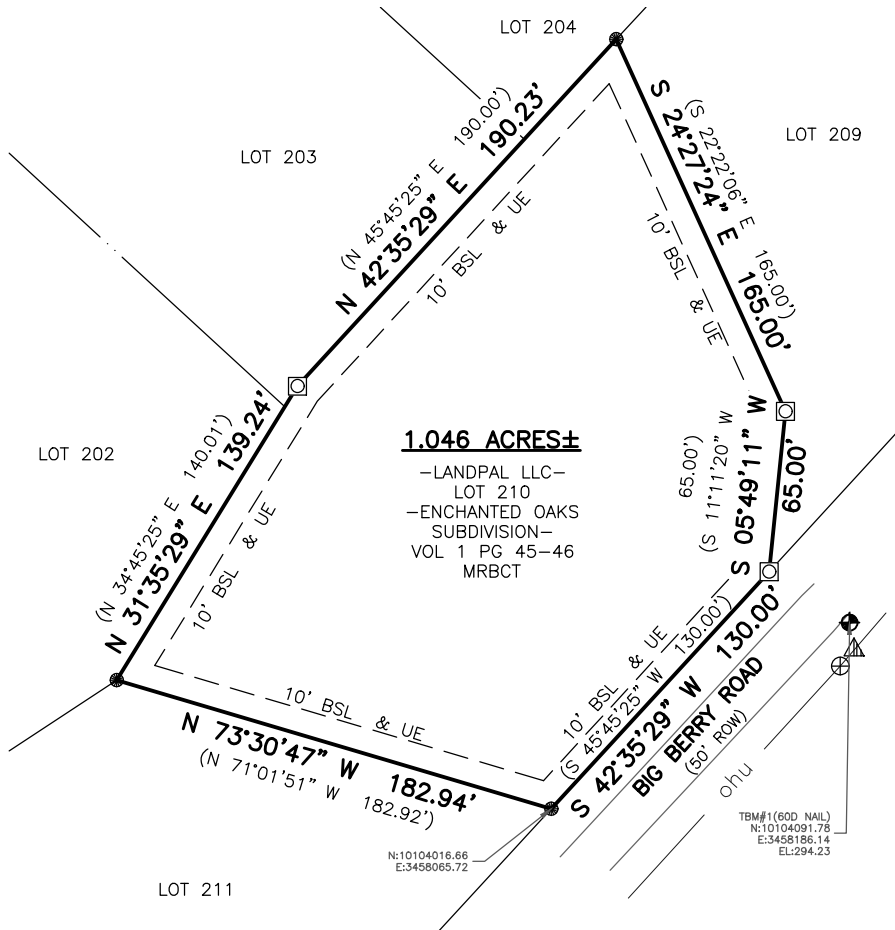
10(i) RESTRICTIONS PER VOL. 1, PG. 45-46, MAP RECORDS OF BURLESON COUNTY, TEXAS. VOL. 236, PG. 402 OFFICIAL PUBLIC RECORDS RECORDS OF BURLESON COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10(k) RIGHT OF WAY EASEMENT PER VOL. 159, PG. 766, DEED RECORDS OF BURLESON COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE NOT PLOTTED

10(l) RIGHT OF WAY EASEMENT PER VOL. 161, PG. 367, DEED RECORDS OF BURLESON COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE NOT PLOTTED

10(m) RIGHT OF WAY EASEMENT PER VOL. 241, PG. 556, DEED RECORDS OF BURLESON COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS. LEGEND

- OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
- MRBCT MAP RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ◻ 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ohu ⊕— UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- ▲ UTILITY PEDESTAL



G.F. NO. 042219656

625 BIG BERRY, SOMERVILLE TX 77879
JOB NUMBER: 22002955
CLIENT: ORO REALTY
DATE: 5/16/2022
FIELD CREW: RC
OFFICE: BG/BP
FB/PG: 22002955_RC.dxf



TO GERALD PIRIE AND PRIORITY SETTLEMENT GROUP OF TEXAS, LLC EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 05/12/2022; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OR IMPROVEMENTS, EXCEPT AS SHOWN OTHERWISE HEREON.

Billy A. Patterson

BILLY A. PATTERSON, R.P.L.S. NO. 6030
 FIRM NO. 10193726

**A T WOOLDRIDGE SURVEY
 ABSTRACT NO. 244,
 BURLESON COUNTY, TEXAS**

19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
 (713) 468-6000