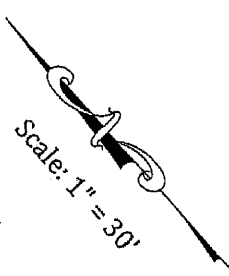


- Note:
- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines, and other improvements, and actual property lines as shown on the survey plat.
 - (2) This property is subject to the rights of the public to any open located within a public roadway, street or alley.
 - (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence. This may not be a complete inventory of fences.
 - (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (5) This survey is valid for this transaction only.
 - (6) Title: Texas Title Insurance Company Commitment 6F No: 2021-0639, effective date May 28, 2021.
 - (7) Property owners must call the pipeline's owner or an official notification center for a precise physical location of all pipelines.

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: *[Signature]* Date: 3/3/23

By: _____ Date: _____



Fairway Drive (platted 50 ft. wide)

SURVEY PLAT

MADE FOR: MOTPEILER TEXAS FAMILY TRUST

PROPERTY LOCATION: 3413 FAIRWAY DRIVE - WHARTON, TX 77488

LOT TWENTY-SEVEN (27), COUNTRY CLUB ESTATES, A SUBDIVISION IN THE CITY OF WHARTON, IN THE RANDAL JONES 1/2 LEAGUE, ABSTRACT NO. 36, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 1, PAGE 7, OF THE WHARTON COUNTY PLAT BOOK RECORDS AND RE-FILED IN SLIDE 4-A, OF THE WHARTON COUNTY PLAT CABINET RECORDS.

The undersigned does hereby certify that this survey was this day made, under my supervision, on the ground, of the property legally described hereon and is correct.

NOTE: Bearings are based on the Texas Coordinate System of 1983, Texas South-Central Zone.

Flood Hazard Boundary Information:
 Property is located, by aerial map location and graphic plotting only, in Flood Hazard Boundary Zone "X", Map No. 48461C0366 F, dated DECEMBER 21, 2017. Property IS NOT in the area subject to inundation by the 1% annual chance flood event, a.k.a. the 100 Year Flood Plain, as designated on FEMA's National Flood Insurance Program Flood Insurance Rate Map. The National Flood Insurance Program FIRM is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources; or all planimetric features outside Special Flood Hazard Areas. This flood statement does not imply that the property and/or structures located thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or watershed or channel conditions change.
 THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Dated: June 16, 2021



[Signature]
 Robert W. Kolacny
 Registered Professional Land Surveyor No. 5319
 Ph. (979) 532-8056



FILE: 3413 Fairway.dwg
 PROJECT: W\Wharton\City\CountryClubEstates
 CRD: Fairway.CRD
 BY: PV Arlaga

140 S. HOUSTON STREET | WHARTON TEXAS 77488 | 979.532.8056
 - Registered Professional Land Surveyors -
 OFFICE (979) 532-8056 - kolacny.survey@gmail.com

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May be Modified as Appropriate for Commercial Transactions)

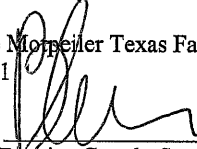
Date: March 29, 2023 GF No. 23-01-10447
Name of Affiant(s): Bernice Gooch, Successor Trustee of The Motpeiler Texas Family Trust, dated June 1, 2021
Address of Affiant: 3413 Fairway Drive, Wharton, TX 77488
Description of Property: All of Lot Twenty-Seven (27), of COUNTRY CLUB ESTATES
County: Wharton, Texas
Name of Title Company: Momentum Title, LLC

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

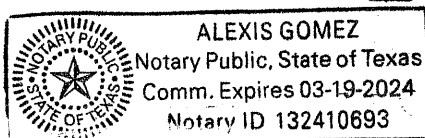
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

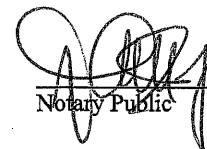
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 , 20 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.
5. EXCEPT for the following:
Changes: (if blank then None)
6. 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.
7. We understand that we have no liability to Title Company or the title insurance 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.

The Motpeiler Texas Family Trust, dated June 1, 2021

By: 
Bernice Gooch, Successor Trustee

SWORN AND SUBSCRIBED this 31 day of March, 2023




Notary Public