

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

Date: August 29, 2023 GF No. \_\_\_\_\_

Name of Affiant(s): Travis Burgess, Donna Burgess

Address of Affiant: 7273 COUNTY ROAD 400, Brazoria, Tx 775422

Description of Property: \_\_\_\_\_

County Brazoria, 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 TX, 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.

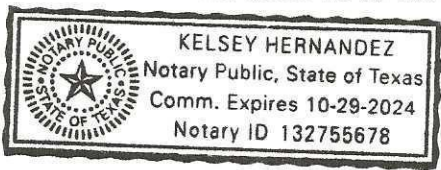
4. To the best of our actual knowledge and belief, since \_\_\_\_\_ there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;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

Travis Burgess  
Travis Burgess  
Donna Burgess  
Donna Burgess

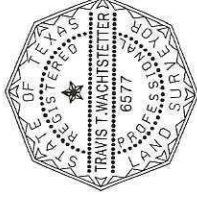


SWORN AND SUBSCRIBED this 29th day of August, 2023  
Kelsey Hernandez  
Notary Public

**BRAZORIA COUNTY TEXAS**

**S. F. AUSTIN 7 1/2 LEAGUE GRANT  
ABSTRACT 20**

I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE RECORD, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY EXCEPT AS SHOWN HEREON.  
DATE SURVEYED: MARCH 10, 2023



*Travis T. Wachtstetter*  
TRAVIS T. WACHTSTETTER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6577

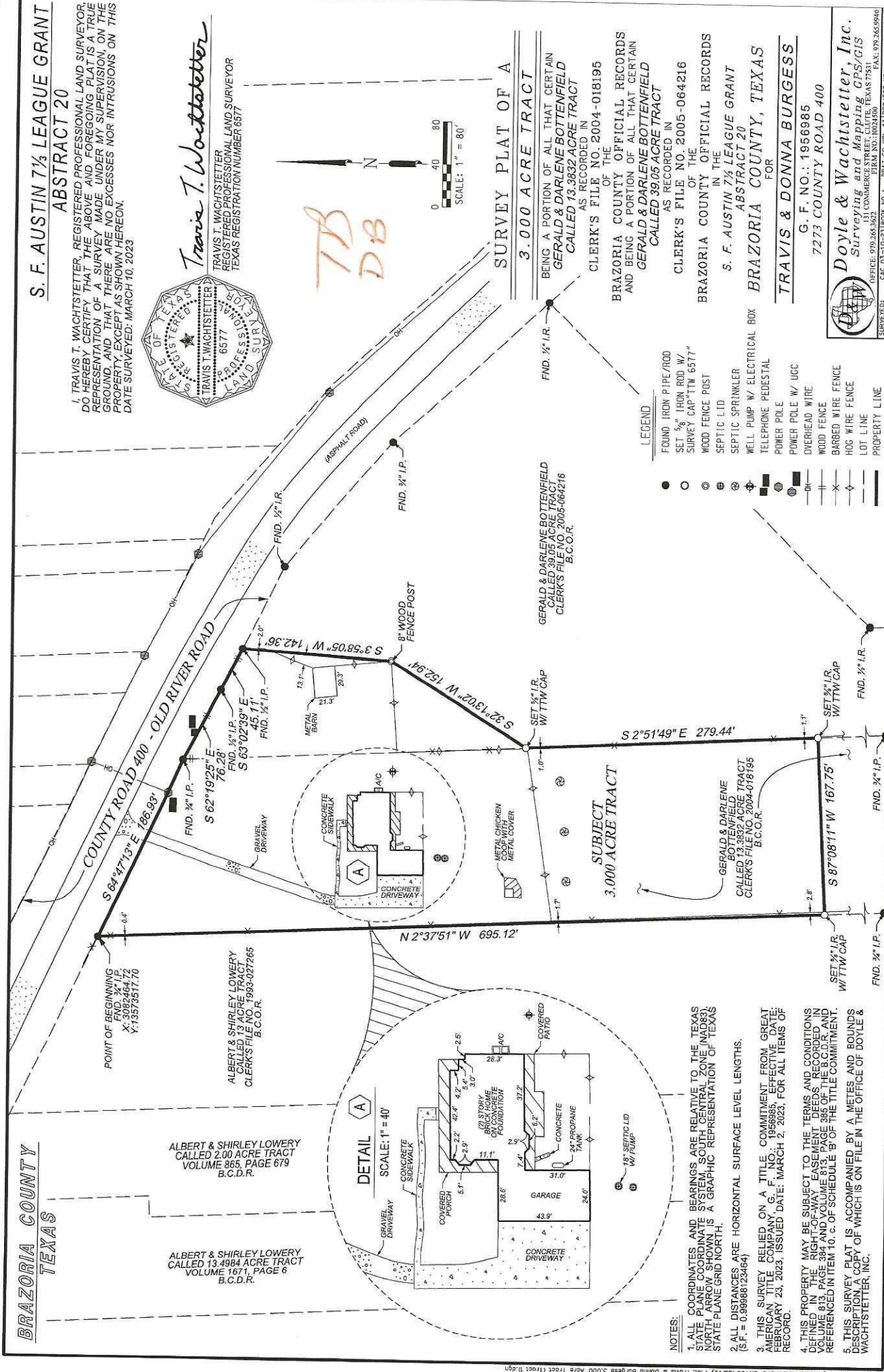
*TB  
DB*



**SURVEY PLAT OF A  
3.000 ACRE TRACT**

BEING A PORTION OF ALL THAT CERTAIN  
GERALD & DARLENE BOTTFENFIELD  
CALLED 13.3832 ACRE TRACT  
CLERK'S FILE NO. 2004-018195  
OF THE  
BRAZORIA COUNTY OFFICIAL RECORDS  
AND BEING A PORTION OF ALL THAT CERTAIN  
GERALD & DARLENE BOTTFENFIELD  
CALLED 39.05 ACRE TRACT  
AS RECORDED IN  
CLERK'S FILE NO. 2005-064216  
OF THE  
BRAZORIA COUNTY OFFICIAL RECORDS  
IN THE  
S. F. AUSTIN 7 1/2 LEAGUE GRANT  
ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
FOR  
TRAVIS & DONNA BURGESS

G. F. NO.: 1956985  
7273 COUNTY ROAD 400  
**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
OFFICE: 979.265.3023 COMMERCIAL STREET, SUITE, TEXAS 77531  
PAK: 979.265.9846  
DRAWN BY: TRF 03-21-23 CHECKED: BRG 03-28-23 REVISED: 1101-23-23  
MADE







***Doyle & Wachtstetter, Inc***  
Surveying and Mapping • GPS/GIS

TB  
DK.

**TRAVIS & DONNA BURGESS 3.000 ACRE TRACT  
STEPHEN F. AUSTIN 7½ LEAGUE GRANT, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
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**ALL THAT CERTAIN 3.000 ACRE TRACT** of land lying and situated in the Stephen F. Austin 7½ League Grant, Abstract 20, Brazoria County, Texas, being a portion of all that certain called 13.3832 acre tract of land conveyed by deed on March 29, 2004 from Karl M. Vaught, Individually and as Independent Executor of the Estate of Leonard M. Vaught, et al, to Gerald and Darlene Bottenfield, as recorded in Clerk's File No. 2004-018195 of the Brazoria County Official Records (B.C.O.R.), being a portion of all that certain called 39.05 acre tract of land conveyed by general warranty deed on September 20, 2005 from Gerald Wayne Bottenfield, et al, to Gerald and Darlene Bottenfield, as recorded in Clerk's File No. 2005-064216 of the B.C.O.R., said 3.000 acre tract hereby conveyed and being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99988123464) as follows:

**BEGINNING** at a ¾" iron pipe found marking the northwest corner of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being the northeast corner of all that certain called 13 acre tract of land conveyed by general warranty deed on July 28, 1993 from Frank E. Harris, et al, to Albert & Shirley Lowery, as recorded in Clerk's File No. 1993-027265 of the B.C.O.R., same being a point on the southern right-of-way boundary line of County Road 400, also known as Old River Road, for the northwest corner and **POINT OF BEGINNING** of the herein described 3.000 acre tract, located at Texas State Plane coordinate position X=3082464.72 and Y=13573517.70;

**THENCE** South 64°47'13" East, coincident with the northern boundary line of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being the southern right-of-way boundary line of said County Road 400, a distance of 186.93 feet to a ¾" iron pipe found marking the northeast corner of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being the northwest corner of said Gerald and Darlene Bottenfield called 39.05 acre tract, same being an angle corner in the southern right-of-way boundary line of said County Road 400, for an angle corner in the northern boundary line of the herein described 3.000 acre tract, at position X=3082633.82 and Y=13573438.08;

**THENCE** South 62°19'25" East, coincident with the northern boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, being the southern right-of-way boundary line of said County Road 400, a distance of 76.28 feet to a ½" iron pipe found marking an angle corner in the northern boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, being an angle corner in the southern right-of-way boundary line of said County Road 400, for an angle corner in the northern boundary line of the herein described 3.000 acre tract, at position X=3082701.36 and Y=13573402.65;

**THENCE** South 63°02'39" East, continuing coincident with the northern boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, being the southern right-of-way boundary line of said County Road 400, a distance of 45.11 feet to a ½" iron pipe found marking an angle corner in the northern boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, being an angle corner in the southern right-of-way boundary line of said County Road 400, same being the most northerly northwest corner of a 49.457 acre tract of land described by this author on this even date, for the northeast corner of the herein described 3.000 acre tract, at position X=3082741.56 and Y=13573382.21;



**TRAVIS & DONNA BURGESS 3.000 ACRE TRACT  
STEPHEN F. AUSTIN 7 $\frac{1}{3}$  LEAGUE GRANT, ABSTRACT 20  
BRAZORIA COUNTY, TEXAS  
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**THENCE** South 3°58'05" West, coincident with an eastern boundary line of the herein described 3.000 acre tract, being a western boundary line of said 49.457 acre tract, a distance of 142.36 feet to an 8" wood fence corner post marking an angle corner in a western boundary line of said 49.457 acre tract, for an angle corner in the eastern boundary line of the herein described 3.000 acre tract, at position X=3082731.71 and Y=13573240.21;

**THENCE** South 32°13'02" West, coincident with an eastern boundary line of the herein described 3.000 acre tract, being a western boundary line of said 49.457 acre tract, a distance of 152.94 feet to a  $\frac{5}{8}$ " iron rod with survey cap marked "TTW RPLS 6577" set marking a point on the western boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, being a point on the eastern boundary line of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being an angle corner on a western boundary line of said 49.457 acre tract, for an angle corner on the eastern boundary line of the herein described 3.000 acre tract, at position X=3082650.19 and Y=13573110.83;

**THENCE** South 2°51'49" East, coincident with the eastern boundary line of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being the western boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, being an eastern boundary line of the herein described 3.000 acre tract, same being a western boundary line of said 49.457 acre tract, a distance of 279.44 feet to a  $\frac{5}{8}$ " iron rod with survey cap marked "TTW RPLS 6577" set marking a point on the eastern boundary line of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being a point on the western boundary line of said Gerald and Darlene Bottenfield called 39.05 acre tract, same being a point on the western boundary line of said 49.457 acre tract, for the southeast corner of the herein described 3.000 acre tract, at position X=3082664.15 and Y=13572831.77;

**THENCE** South 87°08'11" West, crossing said Gerald and Darlene Bottenfield called 13.3832 acre tract, a distance of 167.75 feet to a  $\frac{5}{8}$ " iron rod with survey cap marked "TTW RPLS 6577" set marking a point on the western boundary line of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being a point on the eastern boundary line of said Albert and Shirley Lowery called 13 acre tract, for the southwest corner of the herein described 3.000 acre tract, at position X=3082496.62 and Y=13572823.39;

**THENCE** North 2°37'51" West, coincident with the western boundary line of said Gerald and Darlene Bottenfield called 13.3832 acre tract, being the eastern boundary line of said Albert and Shirley Lowery called 13 acre tract, a distance of 695.12 feet to the **POINT OF BEGINNING** and containing 3.000 acres of land, more or less.

*Travis T. Wachtstetter*

**Travis T. Wachtstetter**  
Registered Professional Land Surveyor  
Texas Registration Number 6577  
March 28, 2023

