

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

Date: _____ GF No. _____
Name of Affiant(s): Kristopher Abbott, Lacey Abbott
Address of Affiant: 1169 County Road 152, Columbus, TX 78942
Description of Property: A-405 T MORRIS 1.550 AC HOUSE & BLDG
County Colorado, 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.")
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 MARCH 17, 2021 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.

[Signature]

Lacey Abbott

SWORN AND SUBSCRIBED this 25th day of SEPTEMBER, 20 23.

[Signature]

Notary Public
(TXR 1907) 02-01-2010



COLORADO COUNTY, TEXAS
THOMAS MORRIS SURVEY, ABSTRACT NO. 405

DESCRIPTION OF A 1.55 ACRE TRACT OF LAND OUT OF THE THOMAS MORRIS SURVEY, ABSTRACT NO. 405, COLORADO COUNTY AND BEING THE RESIDUE OF THAT CALLED 1.621 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED JULY 22, 2016 FROM FRANK WAGNER TO SHERRI S. WAGNER, AS RECORDED IN VOLUME 815, PAGE 640, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH A REFERENCE IS MADE AND THE SAID 1.55 ACRE TRACT BEING DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron pipe found [Grid Coordinates: N 13,791,626.26 USft E 2,732,299.25 USft] in the Southerly line of County Road No. 151 for the Northwest corner of the herein described tract, being the common Northeast corner of a called 9.974 acre tract of land described in a deed dated October 2, 2013 from John Robert Parlette, Jr., Independent Executor of the Estate of Allan Brownell Dolch, Deceased, as recorded in Volume 737, Page 589, Colorado County Official Records, from which a 1 inch iron pipe found for the Northwest corner of said 9.974 acre tract bears South 88° 42' 52" West a distance of 344.08 feet;

THENCE North 88° 30' 22" East [called South 89° 20' 08" East] with the Southerly line of County Road No. 151, being the common Northerly line of the herein described tract a distance of 85.79 feet [called 85.75'] to a 60D nail found at the intersection of the Southerly line of County Road No. 151 and the Easterly line of County Road No. 152 for an exterior corner of the herein described, being the common Northwest corner of a called 40 foot wide road tract described in a deed dated February 7, 1983 from Jack Floyd, et al to Colorado County, Texas, as recorded in Volume 463, Page 214, Colorado County Deed Records;

THENCE South 01° 32' 09" East [called South 00° 36' 15" West] with the Westerly line of County Road No. 152, being the common Easterly line of the herein described tract and at 37.16 feet passing a 1 inch iron pipe found, at 40.17 feet passing a 60D found for the Northwest corner of a called 0.069 acre tract of land described in a deed dated February 7, 1983 from Steven D. Seathoff, Sr., et ux to Colorado County, Texas, as recorded in Volume 463, Page 222, Colorado County Deed Records, continuing with the Westerly line of said 0.069 acre tract for a total distance of 50.17 feet to a 5/8 inch iron rod set w/cap for an interior corner of the herein described tract, being the common Southwest corner of said 0.069 acre tract;

THENCE North 88° 39' 09" East [called South 88° 42' 55" East, Vol. 463, Pg. 222, D.R.C.C.T.] with the Southerly line of said 0.069 acre tract a distance of 298.09 feet [called 298.34'] to a 5/8 inch iron rod set w/cap in the Westerly line of County Road No. 152 for the Northeast corner for the Southeast corner of said 0.069 acre tract, from which a 60D nail found for the Northeast corner of said 0.069 acre tract, being an common interior corner of said 40 foot wide road tract bears North 11° 49' 18" East a distance of 10.27 feet;

THENCE South 11° 49' 18" West [called South 13° 53' 18" West] with the Westerly line of County Road No. 152 and being the Easterly line of the herein described tract a distance of 182.61 feet to a 60D nail found for the Southeast corner of the herein described tract, being the common Northeast corner of a called



1.38 acre tract of land described in a deed dated April 22, 2004 from Robert Prochaska, et ux to Larry L. Demorest, Sr., as recorded in Volume 462, Page 577, Colorado County Official Records, from which a 5/8 inch iron rod found bears South 11° 53' 48" West a distance of 1063.97 feet;

THENCE South 89° 31' 00" West [called North 88° 24' 59" West] with the Northerly line of said 1.38 acre tract, being the common Southerly line of the herein described tract and at 399.03 feet passing a 60D nail found, at 399.09 feet passing a 5/8 inch iron rod found, continuing for a total distance of 339.51 feet [called 339.03'] to a point in the Easterly line of said 9.974 acre tract for the Southwest corner of the herein described tract, being the common Northwest corner of said 1.38 acre tract, from which a 1 inch iron pipe found bears South 02° 06' 46" East a distance of 1040.38 feet;

THENCE North 02° 06' 46" West [called North 00° 09' 03" West] with the Easterly line of said 9.974 acre tract, being the common Westerly line of the herein described tract a distance of 222.65 feet [called 222.78'] to the POINT OF BEGINNING, containing 1.55 acres of land, more or less.

1. Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 [EPOCH: 2010]
2. All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99987075.
3. Any reference to a 5/8" iron rod set w/cap is a 5/8" iron rebar 24" inches long and set with a 2" aluminum cap stamped "Frank Surveying Co - TX FIRM #10000100".

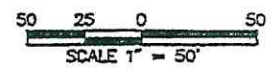
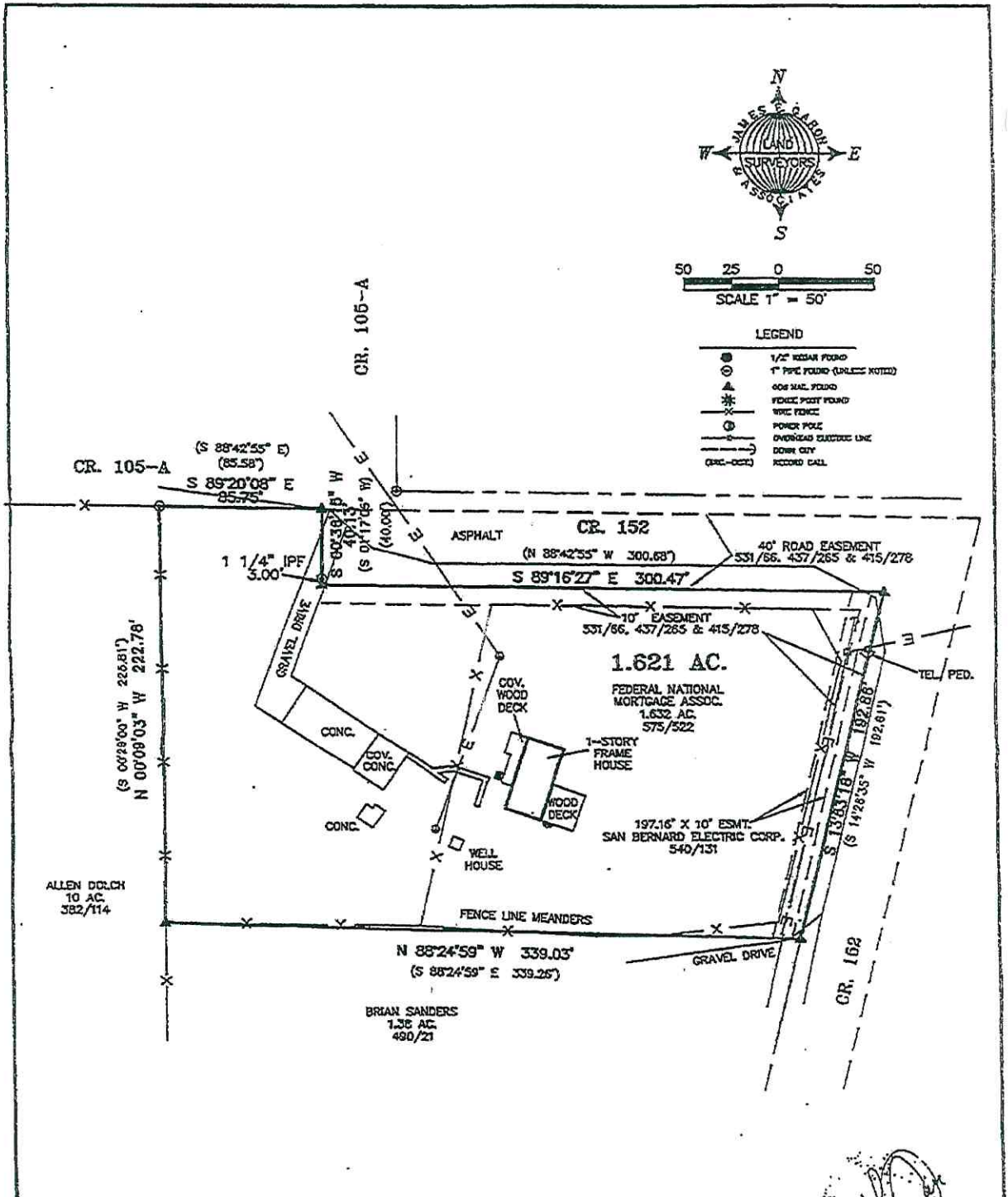
This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on March 17 & 24, 2017.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 2017030385
Word File: 2017030385_1.55_ acre_m&b.docx
ACAD File: 2017030385.dwg



Date: 03/27/2017





LEGEND


- 1/2" IRON PEG
- 1" PIPE PEG (UNLESS NOTED)
- ▲ 606 NAIL PEG
- * FENCE POST FOUND
- ✕ WIRE FENCE
- ⊙ POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN CITY
- (---) RECORD CALL

TO THE OWNERS, LIENHOLDERS AND FIRST AMERICAN TITLE/ BOTTS TITLE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES BY AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE , AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 49090C, 028D C EFFECTIVE JANUARY 3, 1970.

FEBRUARY 11, 2008

 <p>JAMES E. GARON & ASSOC. PROFESSIONAL LAND SURVEYORS</p> <p>924 Main Street Bastrop, Texas 78602 (512) 303-4185 (512) 321-2107 fax</p>	<p>REFERENCE: <u>LISA K. GRIMES & RONALD L. GRIMES</u> G.F. NO. <u>CO-07-578</u> ADDRESS: <u>1162 COUNTY ROAD 152 COLUMBUS TX 78836</u> LEGAL DESCRIPTION: <u>1.621 ACRE TRACT OUT OF THE THOMAS MORRIS SURVEY, ABSTRACT 405, COLORADO COUNTY, TEXAS</u></p>
	<p>FILE: <u>SERVER00\COLO\SURV\MORRIS\016406L08</u> FIELD BOOK: <u>B-359/47</u></p>

