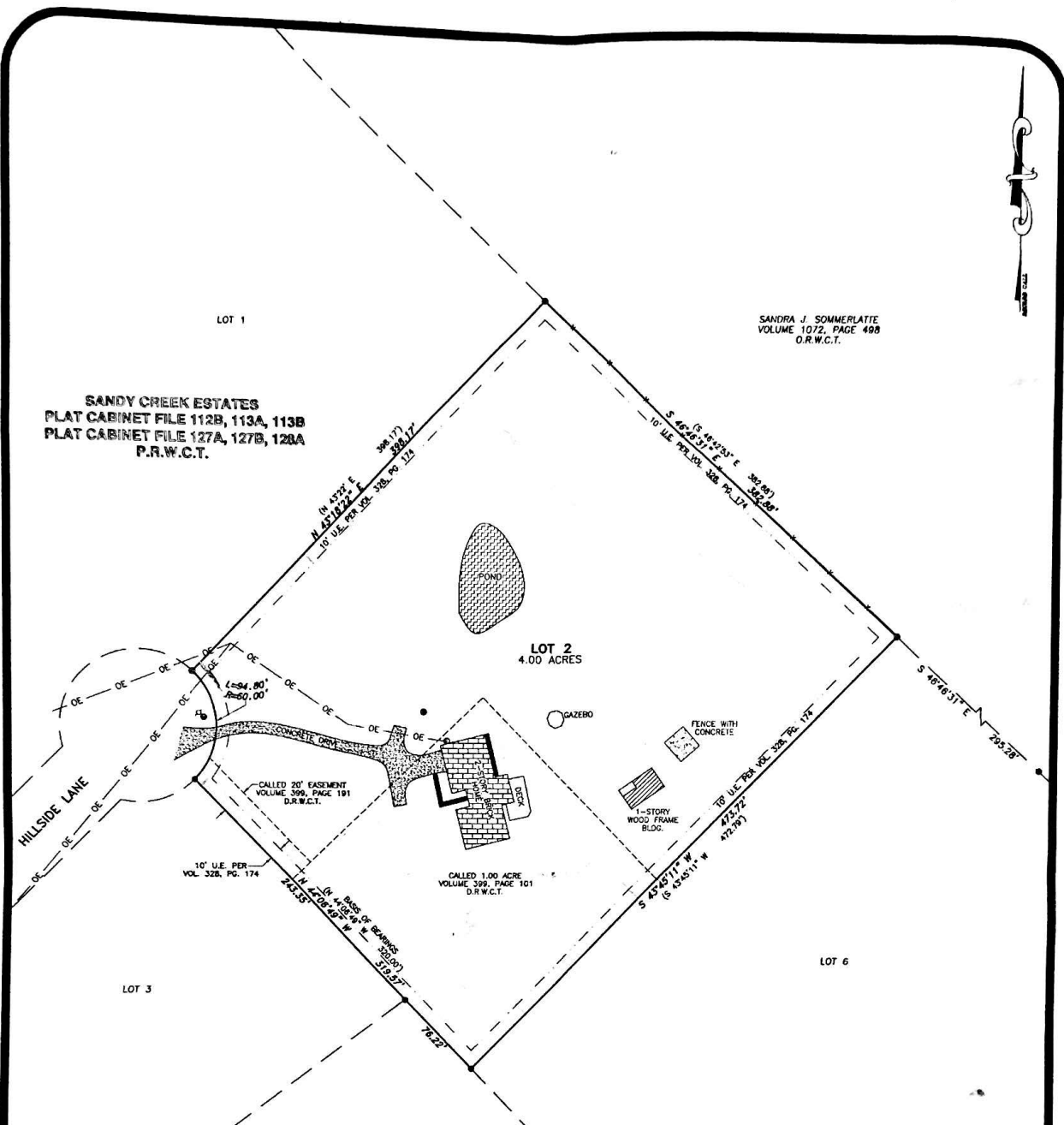


SANDY CREEK ESTATES  
 PLAT CABINET FILE 112B, 113A, 113B  
 PLAT CABINET FILE 127A, 127B, 128A  
 P.R.W.C.T.

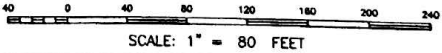
SANDRA J. SOMMERLATTE  
 VOLUME 1072, PAGE 498  
 O.R.W.C.T.



HILLSIDE LANE

- LEGEND**
- 3/8" IRON ROD FOUND
  - 5/8" IRON ROD SET W/CAP
  - ELECTRIC METER
  - WATER METER
  - WATER VALVE
  - SEPTIC
  - - - FENCE LINE
  - - - POWER LINE (OVERHEAD)
  - ( ) RECORD PLAT CALL

- SURVEY NOTES**
1. ALL BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 2 AS PER PLAT RECORDED IN PLAT CABINET FILE NO. 112B, 113A, 113B, P.R.W.C.T.
  2. PER GRAPHICAL SCALING OF FEMA FIRM MAP NO. 48118B 0005 A, EFFECTIVE DATE OF DECEMBER 1, 2007, THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X), AN AREA DETERMINED BY FEMA TO BE OUTSIDE THE FLOOD HAZARD AREA.
  3. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY, EASEMENTS AND OTHER MATTERS OF RECORD MENTIONED OR SHOWN HEREON ARE STRICTLY BASED ON THE TITLE COMMITMENT ISSUED ON AUGUST 26, 2008 (EFFECTIVE DATE: AUGUST 19, 2009) BY WASHINGTON COUNTY ABSTRACT, G.F. 5090815.
  4. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, BUILDING LINES, ETC. AS PER PLAT CABINET FILE NO. 112B, 113A, 113B, RE-INDEXED IN PLAT CABINET FILE NO. 127A, 127B, 128A, P.R.W.C.T., VOL. 74, PG. 515, VOL. 328, PG. 174, VOL. 399, PG. 191, D.R.W.C.T., VOL. 628, PG. 730, O.R.W.C.T., AND ANY OTHER THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.



**SURVEY PLAT OF LOT 2  
 SANDY CREEK ESTATES  
 WASHINGTON COUNTY, TX**

**SURVEYOR CERTIFICATION**  
 THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY. THIS SURVEY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION I SURVEY.

*Matthew W. Loebstin*  
 FOR FRANK SURVEYING CO., INC.  
 BY: MATTHEW W. LOEBSTIN, RPLS  
 TEXAS REGISTRATION NO. 5953  
 SEPTEMBER 1, 2009



DATE: 09-01-2009  
 DRAWN BY: MWL  
 CHECKED BY: MWL  
 FIELD CREW: AM/JPM  
 PROJECT NO. 09-08-232  
 COUNTY: WASHINGTON  
 SCALE: 1" = 80'  
 SHEET: 1 OF 1

**FRANK**  
 SURVEYING COMPANY INC.  
 2205 WALNUT STREET - COLUMBUS, TX 78934  
 PH. 979.732.3114 FAX 979.732.5271  
 WWW.FRANKSURVEYING.COM

COPYRIGHT 2009 - ALL RIGHTS RESERVED. THIS SURVEY IS NOT VALID UNLESS USED IN ACCORDANCE WITH THE SURVEYING ACT OF TEXAS.

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

Date: 10-20-2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Kenneth Alan Foster Debra Ann Foster  
Address of Affiant: 5405 Hillside Ln. Brenham TX 77833  
Description of Property: S5080 - Sandy Creek Estates, Lot 2, ACRES 4  
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 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 9-11-2009 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:)

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.

Kenneth Alan Foster  
Debra Ann Foster

SWORN AND SUBSCRIBED this 20<sup>th</sup> day of October, 20 23.

Tania R. Hardaway  
Notary Public  
(TXR 1907) 02-01-2010 Page 1 of 1

