

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

Date: October 5, 2023

GF No. _____

Name of Affiant(s): Timothy J Eagle, Patricia Eagle

Address of Affiant: 102 Short River Drive, Columbus, TX 78934

Description of Property: BLK 3 LT 24, 25 YOUENS COLUMBUS 0.516 AC, HOUSE, GARAGE, POOL
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 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 February 11, 2008 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): Garage pool Greenhouse wooden fences metal fencing with chain link gate, sidewalk @ front ground floor kitchen keyhole enclosed garden Arbor with swing irrigation system enclosed carport enclosed front porch metal roof (standing seam) all new window, open kitchen/dining/sunroom for making great room.

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.

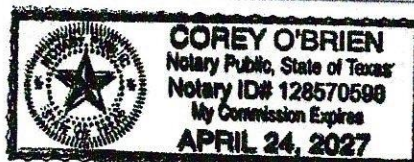
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Timothy J Eagle
Timothy J Eagle

Patricia Eagle
Patricia Eagle

SWORN AND SUBSCRIBED this 10 day of October, 2023

Corey O'Brien
Notary Public



(TXR-1907) 02-01-2010

Blue Dolphin Realty, LLC, 102 South River Drive Columbus TX 78934

Johanna Maertz

CITY OF COLUMBUS, TX

E. TUMLINSON SURVEY

ABSTRACT NO. 44

LEGEND

- 1/2" IRON ROD FOUND
- 3/4" IRON PIPE FOUND IN TREE
- 1/2" IRON PIPE FOUND
- 5/8" IRON ROD SET W/ CAP
- POINT IN CHAIN LINK FENCE CORNER
- ELECTRIC METER
- GAS METER
- WATER METER
- FENCE (WOOD TYPE)
- FENCE (CHAIN LINK TYPE)
- POWERLINE (OVERHEAD)
- () RECORD DEED CALL

SURVEY NOTES

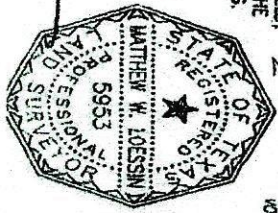
1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 277, PAGE 407, COLORADO COUNTY DEED RECORDS.
2. A PORTION OF THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE AE) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48089C0135 C, EFFECTIVE DATE OF JANUARY 3, 1990, HOWEVER THE RESIDENCE FALLS OUTSIDE OF THE FLOOD HAZARD AREA.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMITMENT. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, BUILDING LINES, ETC., AND ANY OTHER THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT

OF A SURVEY OF A 0.516 ACRE TRACT, KNOWN AS OUTLOT 24 AND OUTLOT 25 OF THE THIRD VOLUME ADDITION TO THE CITY OF COLUMBUS, OUT OF THE E. TUMLINSON SURVEY, ABSTRACT NO. 44, COLORADO COUNTY, TEXAS, SMD 0.516 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED IN A DEED DATED JANUARY 1, 2003 TO FRANK TODD BARFIELD, III, RECORDED IN VOLUME 425, PAGE 174, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THIS PLAT CORRECTLY REPRESENTS THOSE FACTS FOUND AT THE TIME OF THE SURVEY.

FOR FURTHER SURVEYING CO., INC.
 1111 W. IRESON RD.
 P.O. BOX 5953



DEBORAH A. KORTLA
 CALLED 0.516 ACRE
 VOLUME 425, PAGE 289
 D.R.C.C.T.

JAMES BRINE, JR. ET UX
 CALLED 0.530 ACRE
 VOLUME 106, PAGE 439
 D.R.C.C.T.

T.M. KOTZENS
 CALLED 0.281 ACRE
 VOLUME 245, PAGE 151
 D.R.C.C.T.

0.516 ACRE
 CALLED 0.530 ACRE
 VOLUME 425, PAGE 174
 D.R.C.C.T.

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 VOLUME 425, PAGE 174
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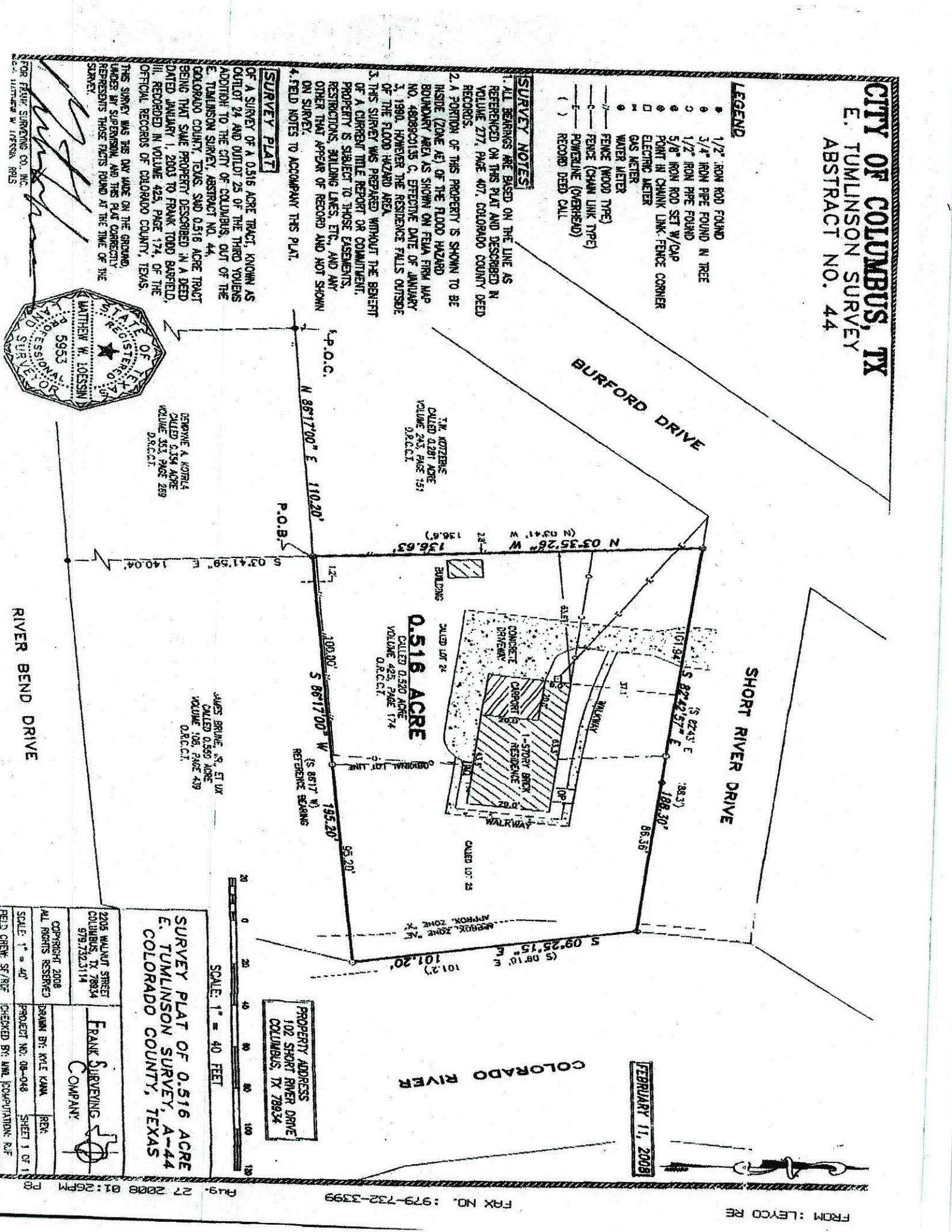
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PROPERTY ADDRESS
 102 SHORT RIVER DRIVE
 COLUMBUS, TX 78934

SCALE: 1" = 40 FEET

FRANK SURVEYING COMPANY

FRANK SURVEYING Co., INC.
 2206 Walnut Street
 Columbus, Texas 78934
 979.732.3114

STATE OF TEXAS

COUNTY OF COLORADO

FIELD NOTES of a survey of a 0.516 acre tract, known as Outlot 24 and Outlot 25 of the Third Youens Addition to the City of Columbus, out of the E. Turninon Survey, Abstract No. 44, Colorado County, Texas. Said 0.516 acre tract being that same property described in a deed dated January 1, 2003 to Frank Todd Barfield, III, recorded in Volume 425, Page 174, of the Official Records of Colorado County, Texas for which reference is made and the said 0.516 acre tract being described by metes and bounds as follows, TO-WIT:

COMMENCING at a 1/2 inch iron rod found for the Northwest corner of a called 0.354 acre tract described in a deed to DelWayne A. Kotria, Volume 353, Page 269, Colorado County Deed Records;

THENCE N 86° 17' 00" E a distance of 110.20 feet with the North line of the said 0.354 acre tract, being also the common South line of the said 0.281 acre tract described in a deed to T.W. Kotzebue, Volume 243, Page 151, Colorado County Deed Records to a point in concrete at the base of a chain link fence corner post for the Northeast corner of the said 0.354 acre tract, being also the common Southeast corner of the said 0.281 acre tract and the common Northwest corner of a called 0.550 acre tract described in a deed to James Brune, Jr., et ux, Volume 108, Page 439, Colorado County Official Records, from said corner a 1/2 inch iron rod found for the Southwest corner of the said Brune tract bears S 03° 41' 59" E a distance of 140.04 feet, said corner being also the Southwest corner and **POINT OF BEGINNING** of the herein described 0.516 acre tract;

THENCE N 03° 35' 26" W a distance of 136.63 feet (called N 03° 41' W - 136.6') with the East line of the said 0.281 acre tract, being also the common West line of the herein described tract to a 5/8 inch iron rod set (capped Frank Surveying) in the Southwesterly line of Short River Drive for the Northwest corner of the herein described tract, said corner being also the common Northeast corner of the said 0.281 acre tract;

THENCE S 82° 42' 57" E (called S 82° 43' E) with the Southwesterly line of Short River Drive and at 101.94 feet a 1/2 inch iron pipe found for reference (being the Northeast corner of called Lot 24) and continuing for a total distance of 188.30 feet (called 188.3') to a 3/4 inch iron pipe found under the base of a tree for the Northeast corner of the herein described 0.516 acre tract, said corner being also the Northeast corner of called Lot 25;

THENCE S 09° 25' 15" E a distance of 101.20 feet (called S 09° 16' E - 101.2') with the Easterly line of the herein described tract, being also along a Westerly bank of the Colorado River to a 1/2 inch iron pipe found for the Northeast corner of the said 0.550 acre Brune tract, corner being also the common Southeast corner of the herein described tract;

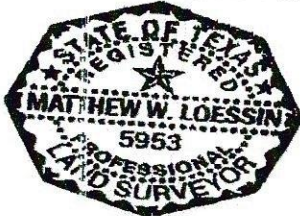
THENCE S 86° 17' 00" W (called S 86° 17' W) with the Northerly line of the said Brune 0.550 acre tract, being also the common Southerly line of the herein described tract and at 95.20 feet a 1/2 inch iron pipe found (being the Southwest corner of called Lot 25) and continuing for a total distance of 195.20 feet to the **PLACE OF BEGINNING**, containing 0.516 acre of land.

Survey Plat to accompany Field Notes.

Project No. 08-048

All bearings are based on the found monumentation along the Northerly line of the said Kotria and Brune tract and described in Volume 277, Page 407, Colorado County Deed Records as having a record deed bearing of S 86° 17' W

IN WITNESS THEREOF, my hand and seal, this the 11th day of February 2008.



Matthew W. Loessin
 For Frank Surveying Co., Inc.
 By: Matthew W. Loessin, RPLS
 Texas Registration No. 5953

EXHIBIT "A"