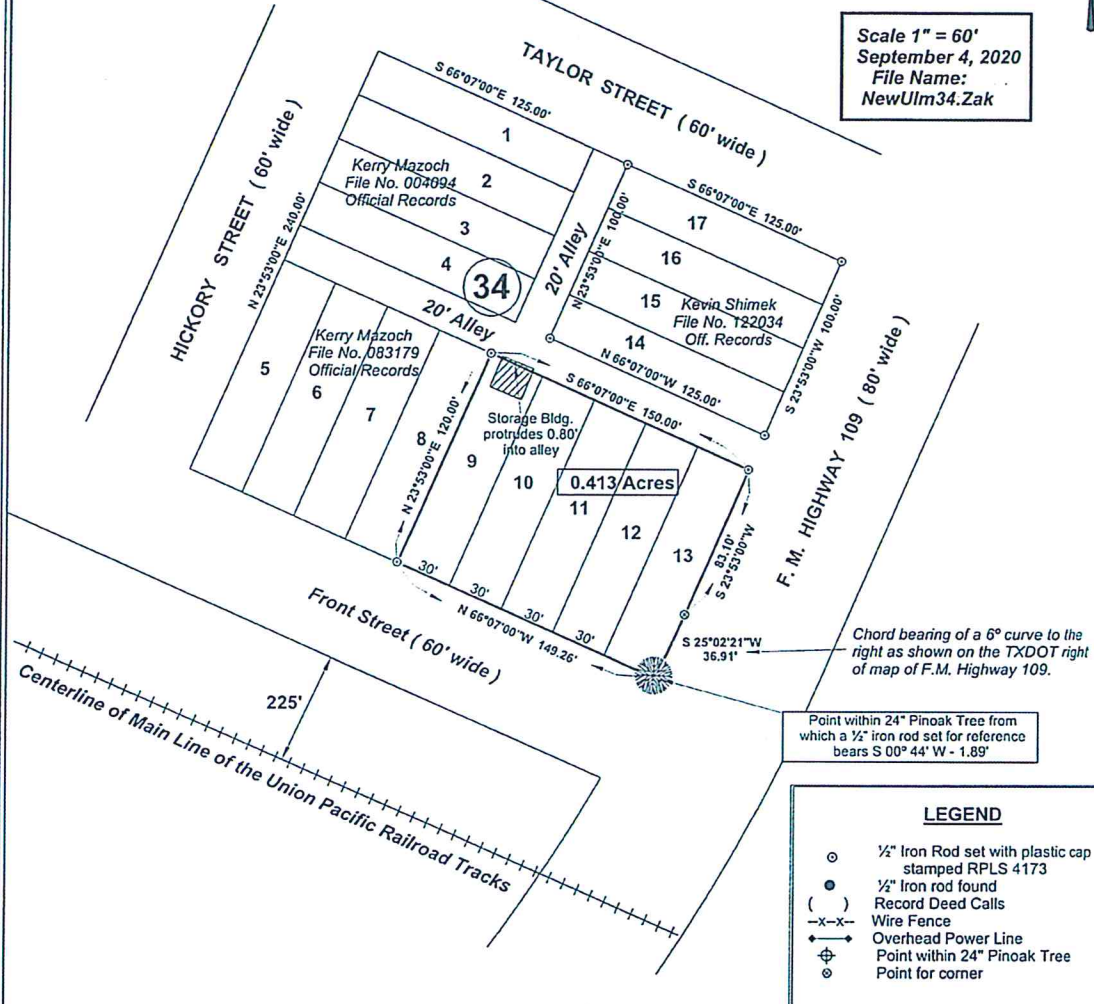


**AUSTIN COUNTY, TEXAS
TOWN OF NEW ULM
BLOCK NO. 34**



Scale 1" = 60'
September 4, 2020
File Name:
NewUlm34.Zak



Point within 24" Pineoak Tree from which a 1/2" iron rod set for reference bears S 00° 44' W - 1.89'

LEGEND

- 1/2" Iron Rod set with plastic cap stamped RPLS 4173
- 1/2" Iron rod found
- () Record Deed Calls
- x-x- Wire Fence
- ⚡ Overhead Power Line
- ⊕ Point within 24" Pineoak Tree
- ⊙ Point for corner

Notes

- (1) Subject to any and all covenants, restrictions, easements, conditions, ordinances, zoning laws & regulations which may be applicable.
- (2) There is excepted any rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (3) Note area of protrusion.
- (4) This property is subject to the rights of the public and Austin County to any area located within a public roadway, street or alley.
- (5) All bearings are based on the Town of New Ulm subdivision plat as recorded in Volume 13, Page 37, D.R.
- (6) Title information furnished by Bolts Title Company as per Commitment GF No. AU-20147, effective date August 14, 2020.
- (7) This survey is valid for this transaction only.
- (8) Property description to accompany this plat.

Survey Plat of the 0.413 acre tract of land situated in Austin County, Texas and being Lots 9, 10, 11, 12 & 13 in Block 34 of the Town of New Ulm according to the subdivision plat of said town recorded Volume 13, Page 37, Austin County Deed Records and also being that same land described in Deed dated August 10, 2018 from Lew Elynn Gross, et ux to Kevin James Shimek, recorded in File No. 183960, Austin County Official Records.

Rau Surveying
1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468
Firm No. 10162600



I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell Rau

Darrell D. Rau, Registration No. 4173

STATE OF TEXAS

COUNTY OF AUSTIN

Land Description
0.413 Acres

BEING a tract or parcel containing 0.413 acres of land situated in Austin County, Texas and being Lots 9, 10, 11, 12 & 13 in Block 34 of the Town of New Ulm according to the subdivision plat of said town recorded Volume 13, Page 37, Austin County Deed Records and also being that same land described in Deed dated August 10, 2018 from Lew Ellyn Gross, et ux to Kevin James Shimcik, recorded in File No. 183960, Austin County Official Records. Said 0.413 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the Northerly line of Front Street for the West corner of Lot No. 9 in Block 34 and the West corner of the herein described tract and from which the centerline of the main track line of the Union Pacific Railroad bears S 23° 53' W a distance of 285 feet, said iron rod also being the South corner of Lot No. 8 which was conveyed to Kerry Mazoch by deed recorded in File No. 083179, Official Records;

THENCE along the Westerly line of Lot No. 9, common with the Easterly line of Lot No. 8, N 23° 53' 00" E a distance of 120.00 feet to a ½" iron rod set on the Southerly line of a 20-foot wide city alley for the North corner of Lot No. 9 and the North corner of the herein described tract, also being the East corner of Lot No. 8;

THENCE along the Northerly line of Lots 9-13, common with the Southerly line of said 20-foot wide city alley, S 66° 07' 00" E a distance of 150.00 feet to a ½" iron rod set on the Westerly line of F.M. Highway 109 for the East corner of Lot No. 13 and the East corner of the herein described tract;

THENCE along the Westerly line of F.M. Highway 109 (80 feet in width), the following calls: —

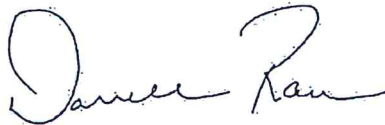
- S 23° 53' 00" W a distance of 83.10 feet to the point of beginning of a 6 degree curve to the right, and
- S 25° 02' 21" W a distance of 36.91 feet along the chord of said curve to a 24" pin oak tree found at its intersection with the Northerly line of Front Street for the South corner of the herein described tract and from which a ½" iron rod set for reference bears S 00° 44' W a distance of 1.89 feet;

THENCE along the Northerly line of Front Street and the Southerly line of Lots 9-13, N 66° 07' 00" W a distance of 149.26 feet to the POINT OF BEGINNING, containing 0.413 acres of land

Notes:

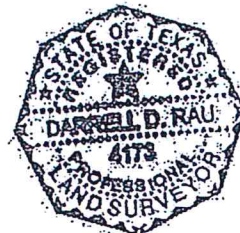
- (1) All bearings are based on the Town of New Ulm subdivision plat as recorded in Volume 13, Page 37, Deed Records.
- (2) A survey plat to accompany this description.

EXHIBIT A



Date: September 04, 2020

Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173
Firm No. 10162600



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

Date: 2/8/24

GF No. _____

Name of Affiant(s): Norval J Parsell

Address of Affiant: 3814 Westerdale Dr, Fulshear, Tx 77441

Description of Property: Lots 9,10,11,12,13 Block 13 Town of New Ulm, Texas

County Austin, 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 June 2, 2023 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.

Norval J Parsell
Norval J Parsell

SWORN AND SUBSCRIBED this 8th day of February, 2024.

Notary Public

Rachana Gupta



(TXR-1907) 02-01-2010