

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

Date: February 20, 2024 GF No.

Name of Affiant(s): Wiley P Brewer, Sr., Elizabeth M Brewer

Address of Affiant: 681 CR 4110, Crockett, TX 75835

Description of Property: 5.00 Acres, JOS Hodges Survey, Tract 4, Abstract 44

County Houston, 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."): 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 January 20, 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): Added perimeter fencing and entrance within boundaries.

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.

Wiley P Brewer, Sr. 02/20/24

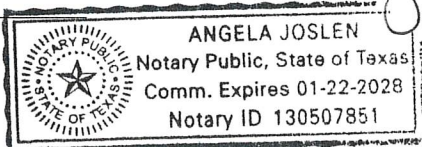
ELIZABETH M. BREWER 02/20/24

Elizabeth M Brewer

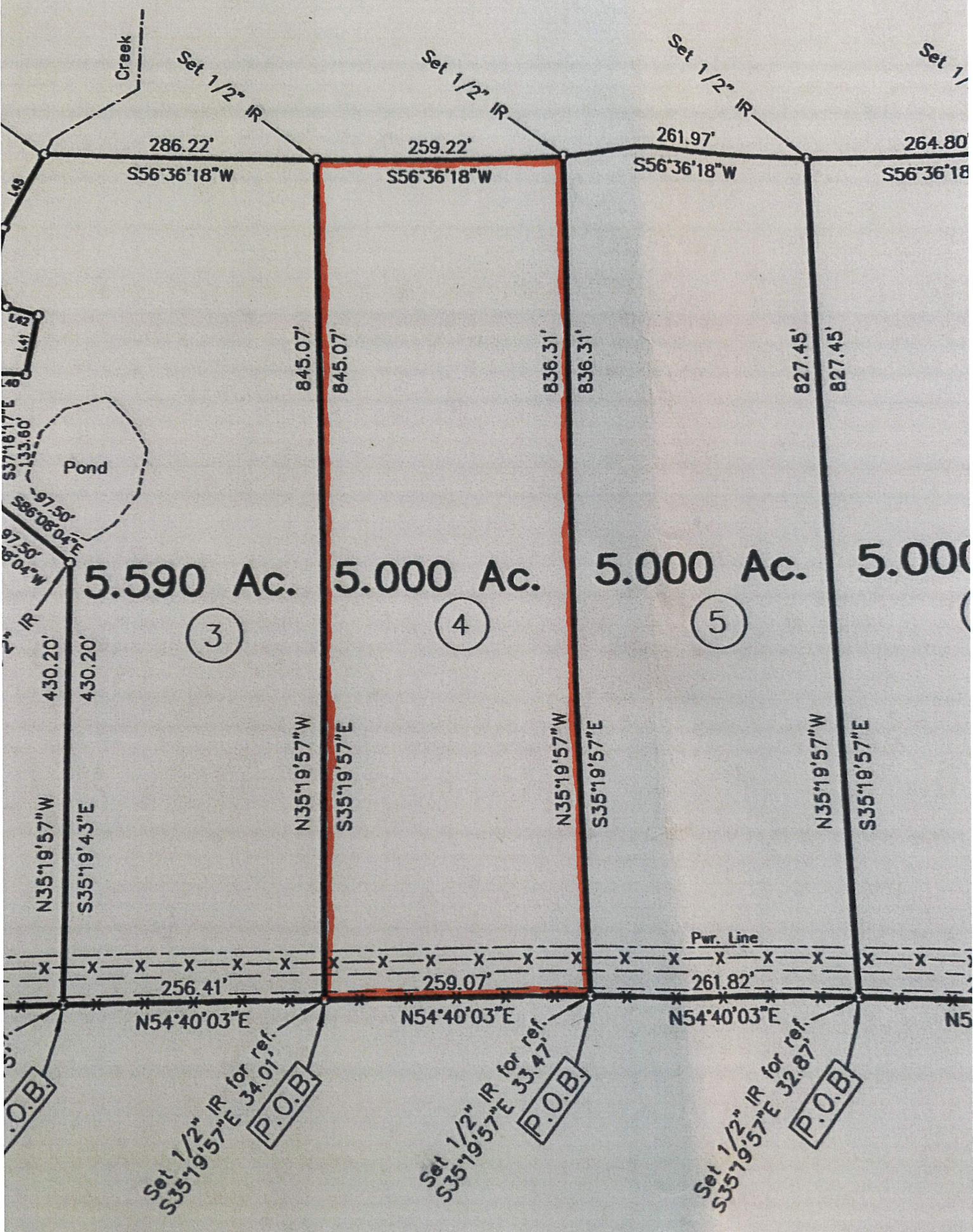
SWORN AND SUBSCRIBED this 20th day of February 2024

Notary Public Angela Joslen

(TXR-1907) 02-01-2010







Field Notes for 5.000 Acres
JOSEPH HODGES SURVEY, A-44
Houston County, Texas

Tract 4,
5.000 acres out of and a part of the JOSEPH HODGES SURVEY, A-44, in Houston County, Texas, and being out of and a part of a 200.398 acres tract, described in a deed to Charles M. Stockton et ux, recorded in Instrument No. 20202928 of the Official Records of Houston County, which 5.000 acres more particularly described by metes and bounds as follows:

BEGINNING on a point for the North corner of this tract Tract 4, and the West corner of Tract 3, a 5.590 acres tract, and being in the South East line of HENRY MASTERS SURVEY, A-53, and the North West line of JOSEPH HODGES SURVEY, A-44, and the North West line of County Road No. 4110, and being in the South East line of Derek Lowe called 161.59 acres tract, recorded in Doc. No. 1505574 of the Official Records of Houston County, and being S 54 deg. 40 min. 03 sec. W, 2451.32 feet from a ½ inch iron rod found for the North corner of the now or formerly Charles M. and Patricia O. Stockton, called 200.398 acres tract, recorded in Doc. No. 20202928 of the Official Records of Houston County, in the South R.O.W. line of U.S. Hwy. No. 287, set ½ inch iron rod for reference corner, S 35 deg. 19 min. 57 sec. E, 34.01 feet;

THENCE S 35 deg. 19 min. 57 sec. E, 845.07 feet to a ½ inch iron rod set for corner, same being the South corner of Tract 3, a 5.590 acres tract;

THENCE S 56 deg. 36 min. 18 sec. W, 259.22 feet to a ½ inch iron rod set for corner, same being the South East corner of Tract 5, also a 5.000 acres tract;

THENCE N 35 deg. 19 min. 57 sec. W, 836.31 feet to corner, same being the North corner of said Tract 5, and being in the South line of HENRY MASTERS SURVEY, A-53, and the North West line of JOSEPH HODGES SURVEY, A-44, and being in the North West line of C.R. No. 4110, set ½ inch iron rod for reference corner, S 35 deg. 19 min. 57 sec. E, 33.47 feet;

THENCE N 54 deg. 40 min. 03 sec. E, 259.07 feet to the place of beginning and containing 5.000 acres of land more or less.

Field Notes Prepared January 20, 2021.