

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

Date: 03/14/2024 GF No. _____

Name of Affiant(s): Christopher Swenning, Taylor Swenning

Address of Affiant: 516 E North Main St. Flatonia, TX 78941

Description of Property: Freytag ADDN. LOT FRC OF 3 BLK V. 3053 HISE, GAR
County Fayette, 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 October 25, 2010 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.

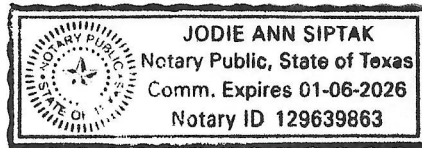
EXCEPT for the following (If None, Insert "None" Below): pergola slab patio w/ bolted in

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]

[Signature]



SWORN AND SUBSCRIBED this 14th day of March, 2024
Jodie Ann Siptak
Notary Public

Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631

STATE OF TEXAS () PH. (361) 865-2227
 ()
COUNTY OF FAYETTE ()

James and Sheri Lewman
13,300 Square Feet

All that certain tract or parcel of land situated in Fayette County, Texas, same being a part of Lot No. 3 in Block No. 5 of the Freytag Addition to the City of Flatonia, according to the Plat of Record in the Plat Records of Fayette County, Texas, same being that certain 13,300 square feet of land described in a deed from Household Finance Corp. III to James R. Lewman and Sheri S. Lewman, dated December 29, 2004 and recorded in Volume 1298, Page 380 of the Official Records of Fayette County, Texas, same lying within the corporate limits of the City of Flatonia, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod found for the Northwest corner of the said James and Sheri Lewman 13,300 sq. ft. tract, same being the Northeast corner of a 0.70 acre tract of land described in a deed to T. T. Barta in Volume 402, Page 125, same lying in the North line of said Block No. 5, same lying in the South margin of North Main Street, also known as U. S. Highway 90;

THENCE, along the North boundary of the said James Lewman 13,300 sq. ft., the North line of said Block No. 5 and the South margin of said North Main Street, EAST 100.0 feet to an iron rod found for the Northeast corner of the said Lewman 13,300 sq. ft. tract, same being the Northwest corner of a 13,300 sq. ft. tract of land described in a deed to Carol Littlefield in Volume 932, Page 88;


THENCE, along the East boundary of the said Lewman 13,300 sq. ft. tract and the West boundary of the said Carol Littlefield 13,300 sq. ft. tract, SOUTH 133.0 feet to an iron rod found for the Southeast corner of the said Lewman 13,300 sq. ft., same being the Northeast corner of a 0.304 acre tract of land described in a deed to Bernard Svatek in Volume 461, Page 191;

THENCE, along the South boundary of the said Lewman 13,300 sq. ft. tract and the North boundary of the said Bernard Svatek 0.304 acre tract, WEST 100.0 feet to an iron rod found for the Southwest corner of the said Lewman 13,300 sq. ft., same being the Southeast corner of the said T. T. Barta 0.70 acre tract;

THENCE, along the West boundary of the said Lewman 13,300 sq. ft. tract and the East boundary of the said T. T. Barta 0.70 acre tract, NORTH 133.0 feet to the place of beginning, containing 13,300 square feet of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

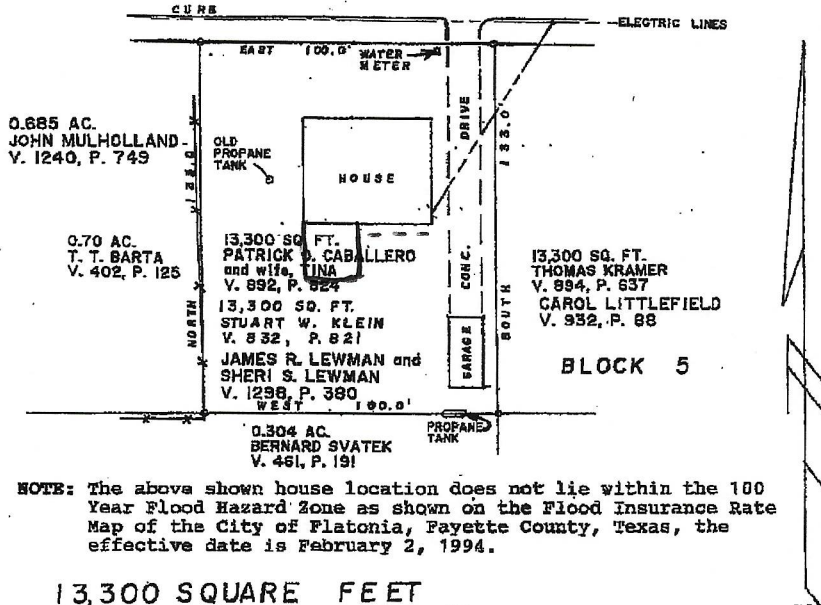

Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas
October 25, 2010



The address of the subject property is:

516 East North Main Street
Flatonia, Texas 78941

NORTH MAIN STREET - HWY. 90



NOTE: The above shown house location does not lie within the 100 Year Flood Hazard Zone as shown on the Flood Insurance Rate Map of the City of Flatonia, Fayette County, Texas, the effective date is February 2, 1994.

13,300 SQUARE FEET
JAMES and SHERI LEWMAN
PART OF LOT NO. 3 in BLOCK NO. 5
of the FREYTAG ADDITION to the
CITY OF FLATONIA,
FAYETTE COUNTY, TEXAS
SCALE: 1" = 40'
• DENOTES IRON ROD FOUND

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED
AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.



Tim W. Muras, R.P.L.S.
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EXHIBIT "A"
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