

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

Date: _____ GF No. _____

Name of Affiant(s): Jessica Brown, Evan Brown

Address of Affiant: 8781 FM-770 N, Hull, TX 77564

Description of Property: 000338 R RECTOR, TRACT 35, ACRES 2.2376; 000338 R RECTOR, TRACT 57, ACRES 1.9

County Liberty County, 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.

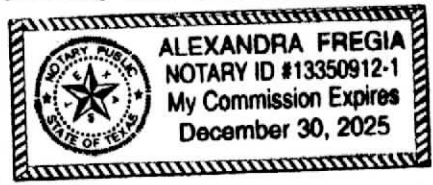
4. To the best of our actual knowledge and belief, since 1/11/2019 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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 13x40 shop on blocks and carport to property. Will be moved at closing.

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.

Jessica Brown
Evan Brown



SWORN AND SUBSCRIBED this 12 day of March 2024
Alex Fregia
Notary Public

METES AND BOUNDS DESCRIPTION
4.13 ACRE TRACT
R. RECTOR SURVEY
ABSTRACT NUMBER 338
LIBERTY COUNTY, TEXAS

Being a 4.13 acre tract of land in a part of the R. Rector Survey, Abstract Number 338, Liberty County, Texas, and being that same called 4.1376 acre tract recorded in Clerk File Number 2008006297, Official Public Records of Liberty County, Texas, said 4.13 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found at the Southeast corner of a 3.00 acre tract recorded in Volume 1146, Page 33, Official Public Records of Liberty County, Texas and being in the North right-of-way line of a public road known as F.M. 770 N., said 1-inch iron pipe having a State Plane Coordinate Value of Y=10,075,513.62 and X=4,095,843.36;

THENCE, North 40 deg. 20 min. 05 sec. West, along the East line of said 3.00 acre tract for a distance of 121.42 feet (record = North 35 deg. 33 min. 34 sec. West, 121.50 feet) to a ½-inch iron rod found at the Northeast corner of said 3.00 acre tract and being an interior line of a 119.082 acre tract recorded in Clerk File Number 2018026323, Official Public Records of Liberty County, Texas;

THENCE, North 40 deg. 46 min. 11 sec. West, along the interior line of said 119.082 acre tract for a distance of 909.60 feet (record = North 35 deg. 58 min. 28 sec. West, 909.48 feet) to a ½-inch iron rod found at the Southwest corner of said 5.53 acre tract recorded in Volume 1362, Page 573, Official Public Records of Liberty County, Texas;

THENCE, North 83 deg. 16 min. 08 sec. East, along the South line of said 5.53 acre tract for a distance of 120.00 feet (record = North 88 deg. 04 min. 48 sec. East, 119.95 feet) to a 5/8-inch iron rod capped Whiteley found at the most Westerly Northwest corner of a 5.35 acre tract recorded in Volume 1339, Page 917, Official Public Records of Liberty County, Texas;

THENCE, South 40 deg. 46 min. 15 sec. East, along the most Northerly West line of said 5.35 acre tract for a distance of 478.49 feet (record = South 35 deg. 58 min. 42 sec. East, 478.51 feet) to a 2-inch iron pipe found at an interior corner of said 5.35 acre tract;

THENCE, North 34 deg. 58 min. 03 sec. East, along an interior line of said 5.35 acre tract for a distance of 139.21 feet (record = North 39 deg. 44 min. 52 sec. East, 139.27 feet) to a 2-inch iron pipe found at an interior corner of said 5.35 acre tract;

THENCE, South 56 deg. 25 min. 35 sec. East, along the most Easterly South line of said 5.35 acre tract for a distance of 405.21 feet (record = South 51 deg. 37 min. 03 sec. East, 405.15 feet) to an axle found in the North right-of-way line of said F.M. 770 N.;

THENCE, South 28 deg. 32 min. 35 sec. West, along the North right-of-way line of said F.M. 770 N. for a distance of 261.05 feet (record = South 33 deg. 20 min. 33 sec. West, 261.00 feet) to a 1-inch iron pipe found for corner;

THENCE, South 28 deg. 52 min. 25 sec. West, along the North right-of-way line of said F.M. 770 N. for a distance of 107.11 feet (record = South 33 deg. 37 min. 37 sec. West, 107.03 feet) to the POINT OF BEGINNING and containing 4.13 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

19-003

01/11/19Note

