

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

Date: May 31, 2024

GF No. _____

Name of Affiant(s): Terry Winkelmann, Donna Winkelmann

Address of Affiant: 3717 Mockingbird Ln., Navasota, Texas 77868

Description of Property: A0010 WM Burney, TRAC T 14-1, Acres 4.26

County Grimes, 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.

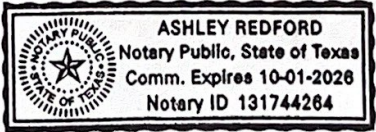
4. To the best of our actual knowledge and belief, since July 19, 2021 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): 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.

Terry Winkelmann
Donna E. Winkelmann



SWORN AND SUBSCRIBED this 10th day of June 2024
Ashley Redford
Notary Public

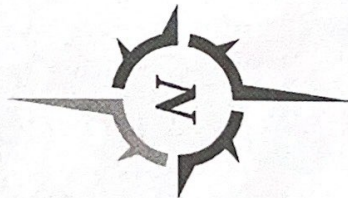
(TXR-1907) 02-01-2010

WILLIAM BURNLEY LEAGUE
A - 10
GRIMES COUNTY, TEXAS



The following encumbrances do not appear to affect the subject property:

- d. Western Public Service Company 104/1/44
- e. Gulf States Utilities Company 110/3/38
- f. Gulf States Utilities Company 226/6/63
- g. Novato Telephone Company 289/1/53
- h. Gulf States Utilities 511/6/50

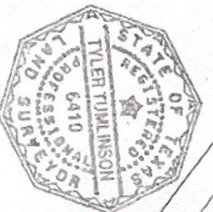


4.26 Acre Tract
Being all that certain called
4.26 acre tract of land
to
Warner G. Wieser, et ux
Volume 597, Page 279
R.P.R.G.C.

- LEGEND**
- These standard symbols will be found in the drawing:
- Found 3/8" iron rod
 - Set 1/2" iron rod with yellow cap
 - E — overhead electric line
 - X — wire fence

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon, and is correct.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.



Tyler Tumlinson, R.P.L.S. No 6410 July 5, 2021

LINE	BEARING	DISTANCE
LT	S 57°52'58" W	10.00'

TUMLINSON
LAND SURVEYING
1255 MILLIGAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

BOUNDARY AND IMPROVEMENT SURVEY
OF A 4.26 ACRE TRACT OF LAND OUT OF THE WILLIAM
BURNLEY LEAGUE, A-10, GRIMES COUNTY, TEXAS.

Surveyed for: Donna E. Winkelmann and Terry D. Winkelmann

PROJECT:	02616-WIN
DATE:	7-5-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF GRIMES

Being a 4.26 acre tract of land out of the William Burney League, Abstract No. 10, Grimes County, Texas and being all that certain called 4.258 acre tract of land described to Werner G. Wieser, et ux, recorded in Volume 597, Page 279 of the Real Property Records of Grimes County, Texas, said 4.26 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found at the north corner of said 4.258 acre tract, located at the west corner of a called 7.74 acre tract to Alfred Lehtonen II, and Janet Lehtonen, (1205/471), also located on the southeast line of South State Highway No. 90, for the north corner of this;

THENCE along the northeast line of said 4.258 acre tract, common boundary with said 7.74 acre tract, S 49°55'04" E passing a 3/8 inch iron rod found for reference at a distance of 736.38 feet and continuing a total distance of 743.06 feet to a 1/2 inch iron rod with yellow cap set at the southeast corner of said 4.258 acre tract, located at the south corner of said 7.74 acre tract, located on the north line of Mockingbird Lane, for the southeast corner of this;

THENCE along the south line of said 4.258 acre tract and along the north line of said lane, the following courses and distances:

- S 57°52'56" W a distance of 10.00 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 65°38'18" W a distance of 143.10 feet to a 3/8 inch iron rod found for an angle point,
S 75°21'05" W a distance of 104.66 feet to 1/2 inch iron rod with yellow cap set for an angle point.
N 75°45'04" W a distance of 117.99 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
N 52°43'05" W a distance of 487.38 feet to a 3/8 inch iron rod found at the west corner of said 4.258 acre tract, located at the intersection of the northeast line of said Mockingbird Lane and the southeast line of said highway for the west corner of this,

THENCE along the northwest line of said 4.258 acre tract, common boundary with said highway N 35°20'16" E a distance of 300.32 feet to the POINT OF BEGINNING.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

July 5, 2021

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02616-WIN

