

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

Date: 6/10/2024 GF No. n/a  
Name of Affiant(s): Kimberly Capps Rumfield  
Address of Affiant: 9834 CR 305 Grandview, TX 76050  
Description of Property: \_\_\_\_\_  
County Johnson, 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 11/8/2021 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): removed propane tank fence on side yard  
add ed hot tub area, outdoor living + car port

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.

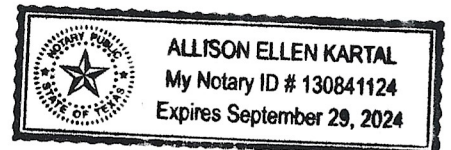
Kimberly Capps Rumfield

SWORN AND SUBSCRIBED this 10<sup>th</sup> day of June, 2024.

Allison Kartal

Notary Public

(TXR 1907) 02-01-2010

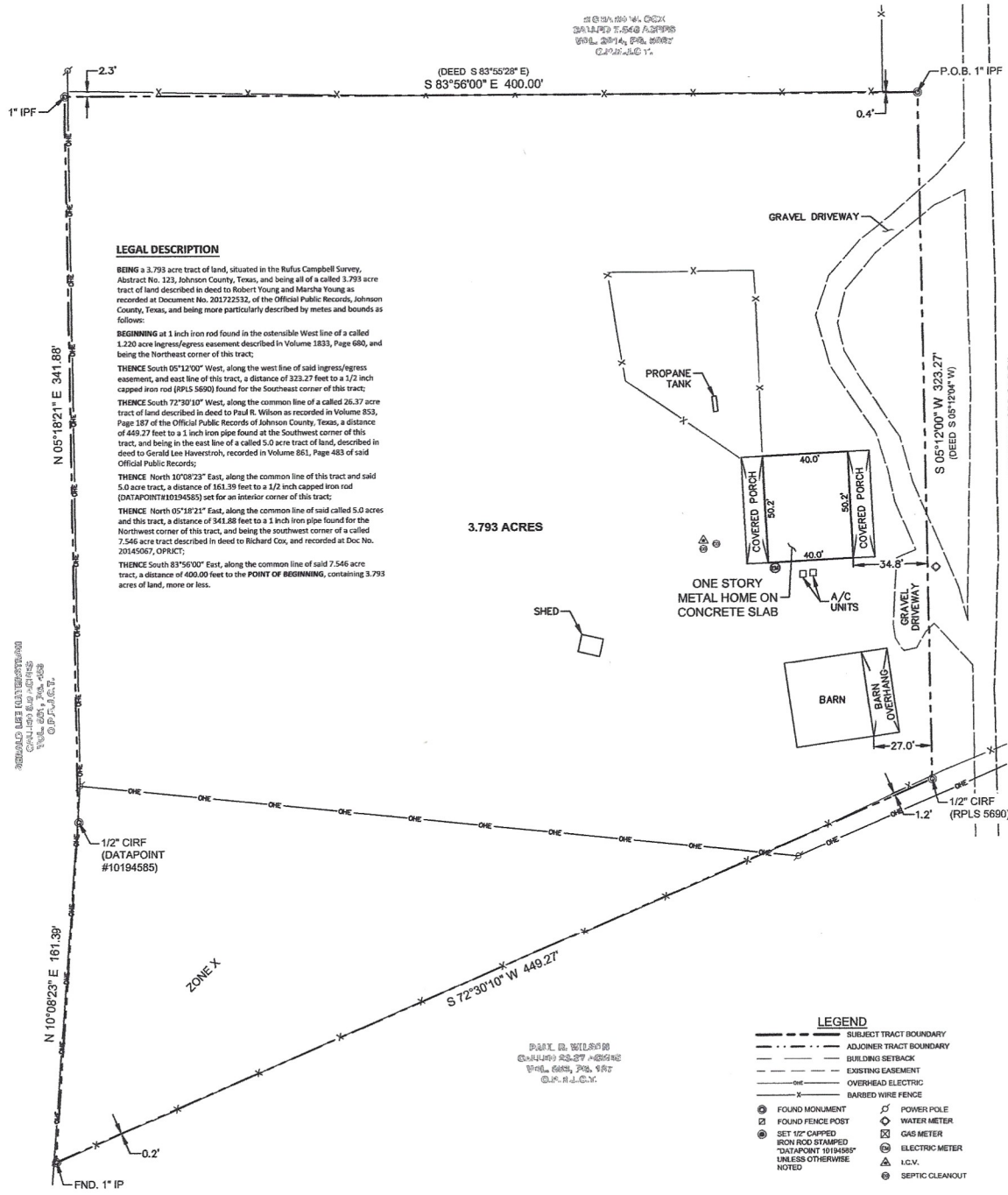


**TITLE COMMITMENT GF. NO. 21010351-30**  
**SCHEDULE B ITEMS:**

- |     |  |     |                 |
|-----|--|-----|-----------------|
| 104 | UTILITY EASEMENT AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER JOHNSON COUNTY CLERK'S FILE NO. 2017-28929, (MAY AFFECT, NOT FLOTTABLE) | 101 | NON-SURVEY ITEM |
| 106 | NON-SURVEY ITEM  | 102 | NON-SURVEY ITEM |
| 100 | NON-SURVEY ITEM  | 103 | NON-SURVEY ITEM |
| 104 | NON-SURVEY ITEM  | 104 | NON-SURVEY ITEM |

**NOTES**

- ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING NOVEMBER, 2021.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD88.
- ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.



REPUBLICAN INTERNATIONAL  
 COLLINS ROAD OFFICE  
 714 W. 201<sup>ST</sup>, P.O. BOX 428  
 O.P.F.A.C.T.

PAUL B. WILSON  
 COUNTY CLERK  
 700 S. 1<sup>ST</sup>  
 O.P.F.A.C.T.

- LEGEND**
- SUBJECT TRACT BOUNDARY
  - - - ADJACENT TRACT BOUNDARY
  - BUILDING SETBACK
  - EXISTING EASEMENT
  - OVERHEAD ELECTRIC
  - BARRIED WIRE FENCE
  - ⊙ FOUND MONUMENT
  - ⊙ FOUND FENCE POST
  - ⊙ SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585" UNLESS OTHERWISE NOTED
  - ⊙ POWER POLE
  - ⊙ WATER METER
  - ⊙ GAS METER
  - ⊙ ELECTRIC METER
  - ⊙ I.C.V.
  - ⊙ SEPTIC CLEANOUT

**FLOOD ZONE LEGEND**

ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE AE BASE FLOOD ELEVATIONS DETERMINED.

ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

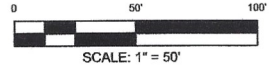
**SURVEYOR'S CERTIFICATION**

The undersigned hereby state that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Johnson County, Texas, and Incorporated Area Map No. 482510350. Effective Date December 04, 2012 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The Reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding propensities of this property.

Datapoint Surveying & Mapping  
 CASEY W. FRACLOTH  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6262  
 November 08, 2021

**LAND TITLE SURVEY**  
**9834 COUNTY ROAD 305**

Being a 3.793 acre tract of land situated in the RUFUS CAMPBELL SURVEY, ABSTRACT NO. 123, Johnson County, Texas, and being all of a called 3.789 acre tract of land described in deed to Robert Young and Marsha Young as recorded at Document No. 201722532, of the Official Public Records, Johnson County, Texas.



**DATAPOINT**  
 SURVEYING & MAPPING

12450 Network Blvd. - Suite 300  
 San Antonio, TX 78249  
 Phone: 726-777-4240  
 Firm No. 10194585