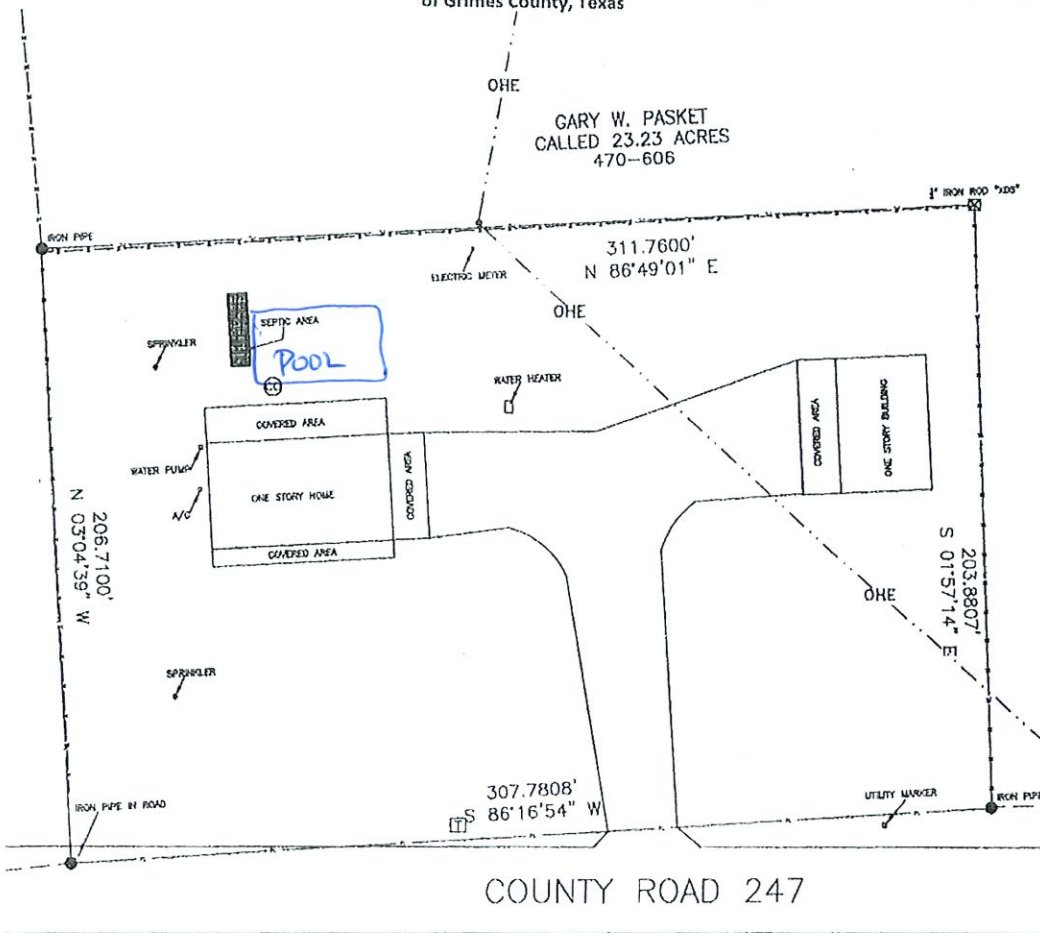


Survey of all of that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Jacob Hays Survey, Abstract No. 27, being all of a called 1.46 acre tract, more or less, as described in a Constable's Deed from George Harris to Frank Fannin and Rick Burnham, dated May 6, 2014, of record in Volume 1508, Page 718 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from Sammie Ford to George Harris, dated October 16 2009, of record in Volume 1323, Page 359 of the Real Property Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from Samuel Ford to Sammie Ford, dated July 19, 2009, of record in Volume 1311 Page 605 of the Real Property Records of Grimes County, Texas, being the same tract as described "in a General Warranty Deed with Vendor's Lien from T.B. Williams to Sam L. Ford, dated February 20, 1990, of record in Volume 654, Page 142 of the Real Property Records of Grimes County, Texas



CERTIFICATION

Basis of Bearings for this Survey is
Grid North from GPS Observation
TEXAS S. CENTRAL 4204 NAD83

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO
HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED
UNDER MY SUPERVISION THIS THE 28TH DAY OF JANUARY, 2020



Xavier Sandoval

Xavier Sandoval

- LEGEND**
- X- = Fence
 - G- = Gas Line
 - MW = Monitoring Well
 - ⊙ = Sewer Cleanout
 - WM = Water Meter
 - ⊞ = Telephone Pedestal
 - = Power Pole
 - = Utility Easement R.O.W.
 - SB- = Building Setback
 - U&E = Utilities & Easements
 - OHE = Overhead Elec. Ln.
 - T- = Buried Telephone Line
 - (P) = Plat
 - (M) = Measured
 - (M&R) = Measured and Record
 - ⊙ = Find 1/2" Iron Rod
 - ⊞ = Set. 1/2" Iron Rod
 - ⊙ = Find 5/8" Iron Rod

Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 01.28.2020
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

<p>Campbell Land Services 303 South Madison St. STE A Madisonville, TX 77854 www.clsazdservices.com 979.799.8435</p>	<p>Andrew Dobljanski 5907 CR 247 Navasota, TX 77868</p>		<p>XDS SURVEYING MAPPING</p>
	<p>DRAWN BY: CAC DATE: 01/28/20 SCALE: 1"=50'</p>	<p>CHECKED BY: XDS DATE: 01/28/20</p>	
	<p>DRAWING NO: 20-108</p>	<p>SURVEYED BY: C. McKinley</p>	
	<p>TEXAS SURVEY FIRM #: 10194170</p>	<p>CERTIFICATE EXPIRATION DATE: 12/31/20</p>	

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

Date: July 22, 2024

GF No. _____

Name of Affiant(s): Bryan Morong, Joanna Morong

Address of Affiant: 5907 CR 247, Navasota, TX 77868

Description of Property: A0027 J HAYS, TRACT 103, ACRES 1.46

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 January 28, 2020 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:) Swimming Pool was added.

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.

Bryan Morong
Bryan Morong

Joanna Morong
Joanna Morong



SWORN AND SUBSCRIBED this 22 day of July, 2024

[Signature]
Notary Public



 Boundary