

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

Date: July 19, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): BSR Development, Inc ,

Address of Affiant: POBox 430, Lavernia, TX 78121

Description of Property: Lot 10 Highland Meadows, Section III

County Washington, 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."): Owner

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.

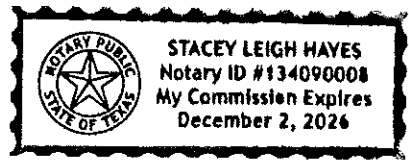
4. To the best of our actual knowledge and belief, since February 19, 1996 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary 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:) See attached Pool design

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.

Brandon Rose 07/20/24  
Brandon Rose



SWORN AND SUBSCRIBED this 22nd day of July, 2024  
Stacey Leigh Hayes  
Notary Public

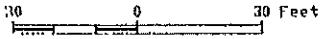
# BOUNDARY AND IMPROVEMENT SURVEY PLAT

OF  
**LOT 10**  
REPLAT OF

**HIGHLAND MEADOWS, SECTION III**  
**PLAT CABINET NO. 212A-B & 213A, P.R.**  
**WASHINGTON COUNTY, TEXAS**



SCALE: 1" = 30'



### LEGEND

- 1/2" RAIL ROD SET
- 3/8" RAIL ROD FOUND
- 1/2" RAIL ROD FOUND
- EASEMENT LINE
- BUILDING LINE
- EXISTING FOUNDATION
- EXISTING FOUNDATION LINES
- FENCE LINE
- YIELD MARK
- CHAIN LINK FENCE
- BOARD FENCE

**ALLISON STREET**  
(35' Right-of-Way)

LOT 12

LOT 11

LOT 10

LOT 9

**NOTES**

1. THIS SURVEY HAS NOT RECORDED THE SURVEY INSTRUMENT.
2. THIS SURVEY IS CALLED FOR THIS INSTRUMENT ONLY.
3. THIS SURVEY IS BASED ON A TITLE REPORT DATED BY WASHINGTON COUNTY ABSTRACT COMPANY UNDER THE ASSUMPTION THAT INSTRUMENT IS, IN FACT, A CORRECT INSTRUMENT.
4. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS AND CONDITIONS AS SHOWN ON THIS SURVEY AND AS SHOWN ON THE RECORDS OF WASHINGTON COUNTY, TEXAS.
6. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.
7. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.
8. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.
9. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.
10. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.

Theodore Hahn, et ux  
Called 2.0 Acres  
Vol. 234, Pg. 618, D.R.W.C.T.

PREPARED BY  
**A-SURVEY**  
INCORPORATED  
19 NORTH WALKER  
BELLEVILLE, TEXAS 77810  
TELEPHONE NO. (800) 4-A-SURVEY  
PROJECT NO: 96134A

EXCEPT WHERE SHOWN OTHERWISE, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF. THIS SURVEY IS FOR THE PURPOSES OF IDENTIFICATION, DISTANCES, CONDITIONS AND DIMENSIONS WHICH MAY BE NECESSARY.

*Reed & Co. 2-19-06*  
RECORDED INSTRUMENT NO. 4361



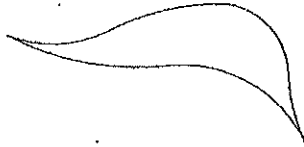
PLAT CO: WASHINGTON COUNTY ABSTRACT COMPANY	CP NO: 4361/204
MORTGAGE CO: TEXAS TRUST AND MORTGAGE COMPANY	
SURVEYOR: T. A. WILSON, JR. AND COMPANY, INC.	
ADDRESS: 1200 ALLISON STREET, WASHINGTON COUNTY, TEXAS	


From: Thomas McKenzie <sunpools@sbcglobal.net>  
 Subject: **Revised Plan**  
 Date: May 8, 2008 12:08:45 PM CDT  
 To: ronearlnelson@gmail.com  
 1 Attachment, 173 KB

Ron,

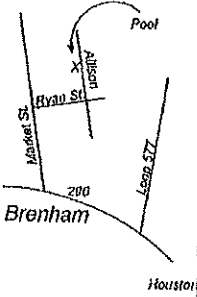
Here is the revised plan you asked me to forward.

Tom

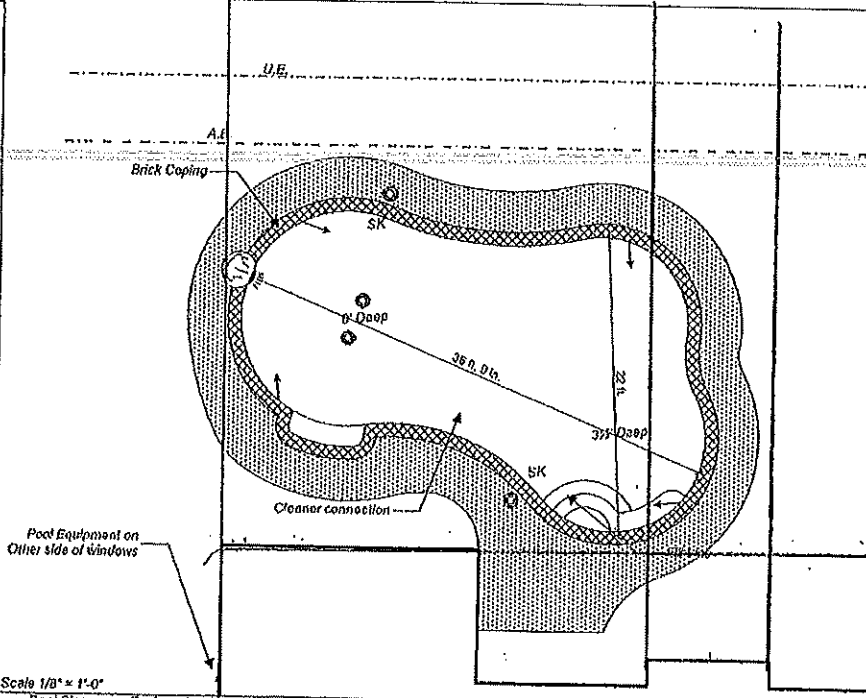




**MAP**



*This SUN POOLS plan and a related proposal are the property of SUN POOLS. They are furnished to the recipient for their personal and confidential use only. By accepting this SUN POOLS plan and its related proposal and drawings the recipient promises that they will not show, reproduce, copy, loan or otherwise disclose any of these plans, drawings or specifications to others. The recipient agrees to compensate Sun Pools in the event this design is used for construction by another builder. The rate of compensation will be the surface area of the pool including the spa if included times \$2500 per sq. foot.*



Scale 1/8" = 1'-0"

Pool Size	Surface Area	Perimeter	Gallons	Depth	Coping	Tile	Plaster
22 x 36	564	100	23,000	3 1/2' x 8'	Brick	Ceramic	White

**Job Specifications**

Pump	1 HP
Filter	40 sq. ft. DE
Cleaner	
Pool/Light Legend	
Heater	Not Included
Timer	
Intermatic	
Salt Water System	
IntelliChlor 40	
Makeup water	
FIH Line	
Deck Sq. Ft.	413
Deck surface & area	Spray Deck
Pool Light	600 Watt
Slide	No
Jump Rock	Yes
Pool to Equipment	20'
Sealing	Bonch,

**SUN POOLS**  
 1809 S. Blue Bell Road, P.O. Box 237  
 Brenham, TX 77834-8237

Phone: (979) 836-2771  
 Fax: (979) 836-2771

Designed by:  
 TLM  
 5/7/2008

E01-90  
 Designed for:  
 Ron & Joy Nelson  
 1308 Allison  
 Brenham, TX 77833

6x