

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

Date: 10-17-24 GF No. _____
Name of Affiant(s): Clarence J. Latonde
Address of Affiant: _____
Description of Property: 731 5th St.
County Austin, 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 28, 2006 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): Brick patio/wood deck is now a covered wood deck. Shed on top of 10x14 slab

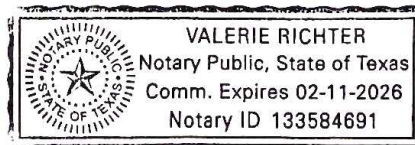
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Clarence J. Latonde

SWORN AND SUBSCRIBED this 17 day of October, 20 24.

Valerie Richter

Notary Public

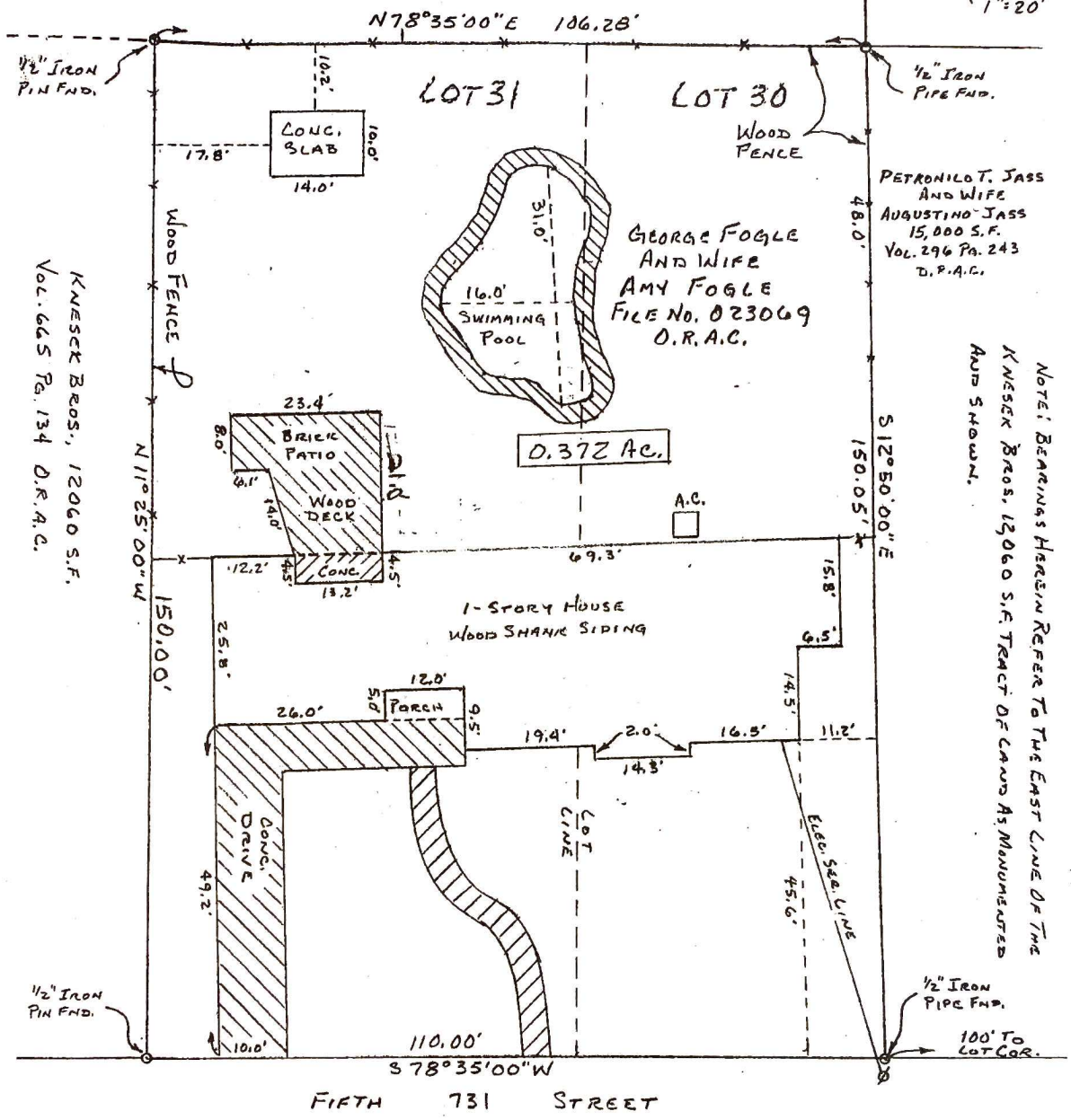
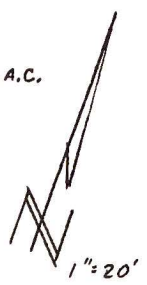


BUYER
**KENNETH A. MUMMA
 AND WIFE TERRY MUMMA**
 731 5TH ST.
 SEALY, TX. 77474

SAN FELIPE DE AUSTIN TOWN TRACT, A-5
 WEST END ADDITION TO THE TOWN OF SEALY, VOL. 18 Pg. 2 D.R.A.C.

KNESEK BROS., 10,500 S.F.
 VOL. 749 Pg. 976 O.R.A.C.

KNESEK BROS., 24,030 S.F.
 VOL. 682 Pg. 544 D.R.A.C.



PLAT SHOWING A SURVEY OF THE GEORGE C. FOGLE, ETUX, TRACT OF LAND AND THE IMPROVEMENTS THEREON, A PART OF LOT 30 AND 31 OF THE WEST END ADDITION TO THE TOWN OF SEALY, SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT No. 5, AUSTIN COUNTY, TEXAS.
 THERE ARE NO DISCREPANCIES, CONFLICTS OR ENCROUCHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



SURVEYED JULY 28, 2004
 Frank W Hluchan
 FRANK W. HLUCHAN
 R.P.C.S. No. 1769

HLUCHAN LAND SURVEYING
 733 SEVENTH ST.
 SEALY, TEXAS 77474
 979-885-2462

All that certain tract or parcel of land situated in Austin County, Texas, in the San Felipe de Austin Town Tract, Abstract No. 5, and being a part of Lot 30 and Lot 31 of the West End Addition to the Town of Sealy. Plat of said Addition recorded in Volume 18, Page 2 of the Deed Records of Austin County, Texas. And being the same tract of land described in a Deed from Frank J. Krampitz, Jr. to James L. Hendrick recorded under File No. 014127 of the Official Records of Austin County, Texas. And being more particularly described as follows:

Beginning at a 1/2 inch iron pipe found for the southeast corner of this 0.372 acre tract of land and the southwest corner of the Petronilo T. Jass and wife, Augustina Jass, 15,000 square feet of land in Volume 296, Page 243 of the Deed Records of Austin County, Texas, in the north line of Fifth Street. This point bears South 78°35'00" West a distance of 100.00 feet from the southeast corner of Lot 30;

Thence, with the north line of Fifth Street, South 78°35'00" West for 110.00 feet to a 1/2 inch iron pin found for the southwest corner of this 0.372 acre tract of land and the southeast corner of the Knesek Bros., 12,060 square feet tract of land recorded in Volume 665, Page 134, of the Official Records of Austin County, Texas;

Thence, with the common line between the Hendrick tract of land and the Knesek Bros. tract of land, North 11°25'00" West for 150.00 feet to a 1/2 inch iron pin found for the northwest corner of this 0.372 acre tract of land and the northeast corner of the Knesek Bros., 12,060 square feet tract of land, in the south line of the Knesek Bros., 24,030 square feet tract of land recorded in Volume 682, Page 544 of the Official Records of Austin County, Texas;

Thence, with the common line between the Hendrick tract of land and the Knesek Bros. tract of land, North 78°35'00" East for 106.28 feet to a 1/2 inch iron pipe found for the northeast corner of the 0.372 acre tract of land and the southeast corner of the Knesek Bros., 10,500 square feet tract of land, recorded in Volume 749, Page 976 of the Official Records of Austin County, Texas. This point also being the northwest corner of the Jass tract of land;

Thence, with the common line between the Hendrick tract of land and the Jass tract of land, South 12°50'00" East for 150.05 feet to the place of beginning and containing 0.372 acre of land.

The bearings recited herein are based on the east line of Knesek Bros. 12,060 square feet tract of land.



Surveyed May 13, 2002
Frank W. Hluchan
Frank W. Hluchan
Registered Professional Land Surveyor
No. 1769

EXHIBIT "A"