

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

Date: 10/10/2022 GF No. _____
Name of Affiant(s): Glen and Deanna Brabham
Address of Affiant: 4443 Highway 90, Alleyton, TX 78935
Description of Property: 1290 Legacy Oaks Lane, Columbus, TX 78934
County Colorado, 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 February 17, 2022 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:): Detached RV/Garage

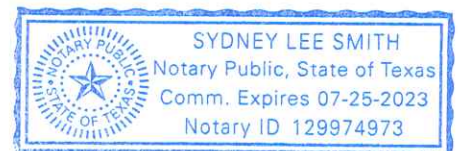
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Deanna Brabham

SWORN AND SUBSCRIBED this 10 day of October, 2022.

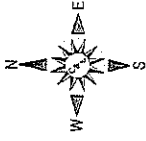
[Signature]
Notary Public

(TXR 1907) 02-01-2010



Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors
1350 Ave. D, Katy, Texas 77403 / (281) 391-0173
Texas Registered Engineering Firm F-2309
Texas Land Surveying Firm No. 1004600



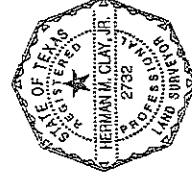
Scale: 1" = 100'

SURVEY NOTES:

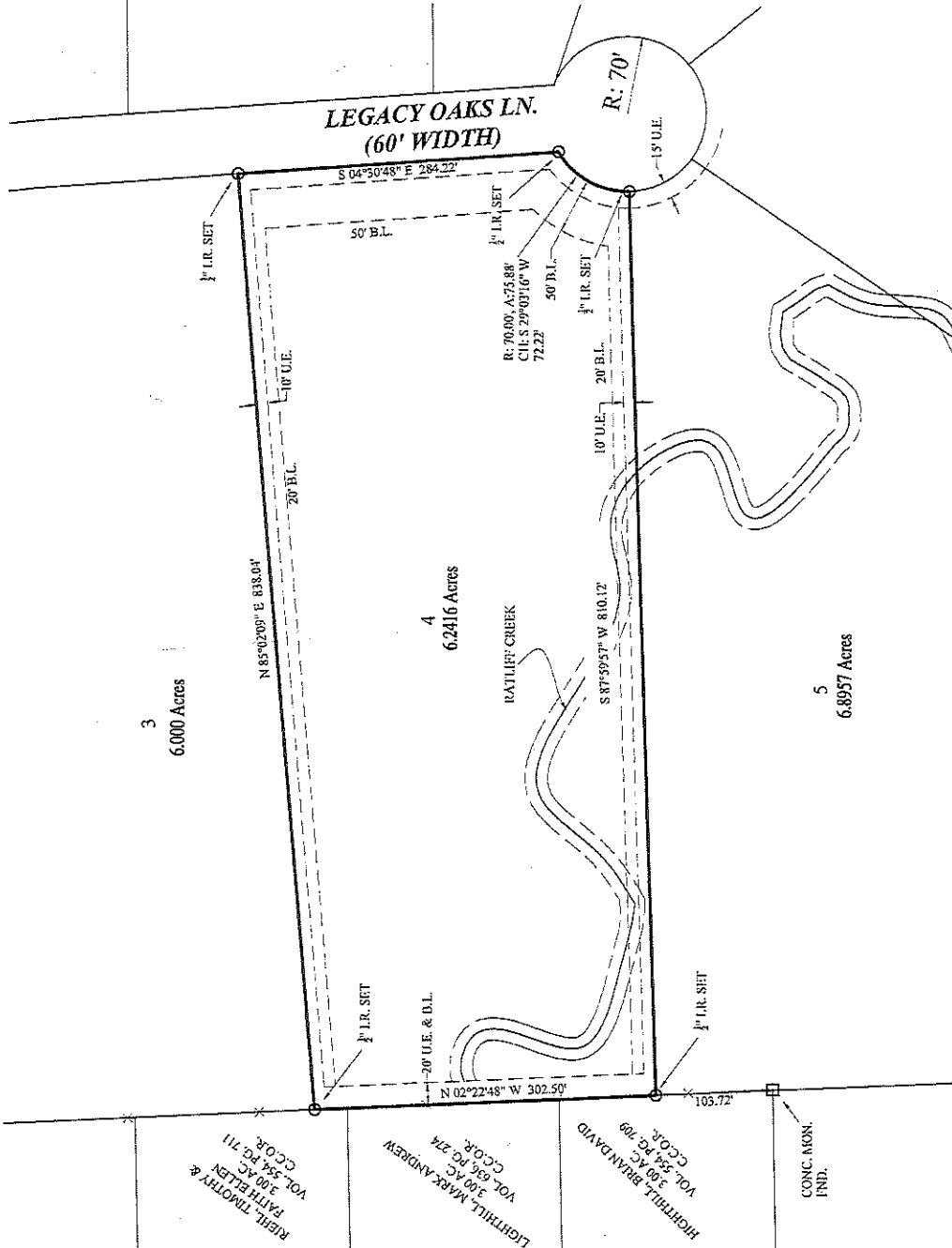
1. This survey relies on record data furnished by Texas Title Insurance Company dated February 2, 2022, G.F. No. 22019, Unable to field verify the location of the Easements as recorded in Volume 158, Page 315, Volume 213, Page 625 Deed Records & Volume 209, Page 746, Volume 342, Page 598 Official Records.
- 1.2. The Easements recorded in Volume 404, Page 219 & Volume 553, Page 15 & 18 Deed Records & Volume 424, Page 249, & Volume 424, Page 251 Official Records are not located within these tracts.
- 1.3. Utility Easements (UE) shown according to Volume 980, Page 80 Official Records.
2. This property is not in the 100 year Flood Plain, according to the Colorado County, Texas Flood Plain Map Community Panel No. 48089C0265D dated February 4, 2011.
3. All bearings recited herein are based on the West line of this tract running North 02° 22' 48" West.
4. Visible improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

PLAT OF SURVEY

The Undersigned does certify that the above is an accurate survey of that certain real property that consists of Lot 4 of the Legacy Oaks Subdivision, the official map of which is recorded in Slide 135 of the Plat Records of Colorado County, Texas. This plat represents a survey on the ground, at which time there were no discrepancies, conflicts, encroachments, or easements on the ground except as shown hereon.



H. M. Clay Jr.
2-17-2022
For Clay & Leyendecker, Inc.
Herman M. Clay, Jr., R.P.L.S.
Texas Registration No. 2732



Scale: 1" = 100'
Date: 1-5-2022
Dwn. By: BR
File No.: 22-007
(coord. file: 19-035)

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