

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

Date: 6-2-2024 GF No. _____

Name of Affiant(s): Bryan Resumis

Address of Affiant: 20320 CRESCENT COVE LN

Description of Property: 3302 MEADOW OAKS TEMPLE TX 76502
County BELL, 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 _____, 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.

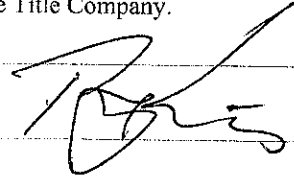
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 _____ 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):
NONE

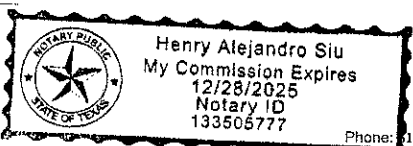
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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



SWORN AND SUBSCRIBED this 3rd day of June, 2024.

Henry Siu
Notary Public



(TXR-1907) 02-01-2010

Rothenberg Realty, PLLC 1801 Williams Drive Georgetown, TX 78628
Robert Rothenberg

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Phone: 412-863-3115

Fax: 866-230-8331

DESCRIPTION FOR 0.251 ACRES OF LAND

Being all that certain tract of land containing 0.251 Acres, situated in the City of Temple, Bell County, Texas, and being out of and a part of Tract 11, Meadow Oaks, an addition to the City of Temple, Bell County, Texas, according to the map or plat of record in Cabinet A, Slide 142-C, Plat Records of Bell County, Texas, and being the same tract of land described in a deed to Herbert M. Formby, recorded in Volume 3339, Page 10, Deed Records of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Formby tract, being at the intersection of the south right-of-way line of Pin Oak Drive and the west right-of-way of Meadow Oaks Drive, for the northeast corner of the herein described tract;

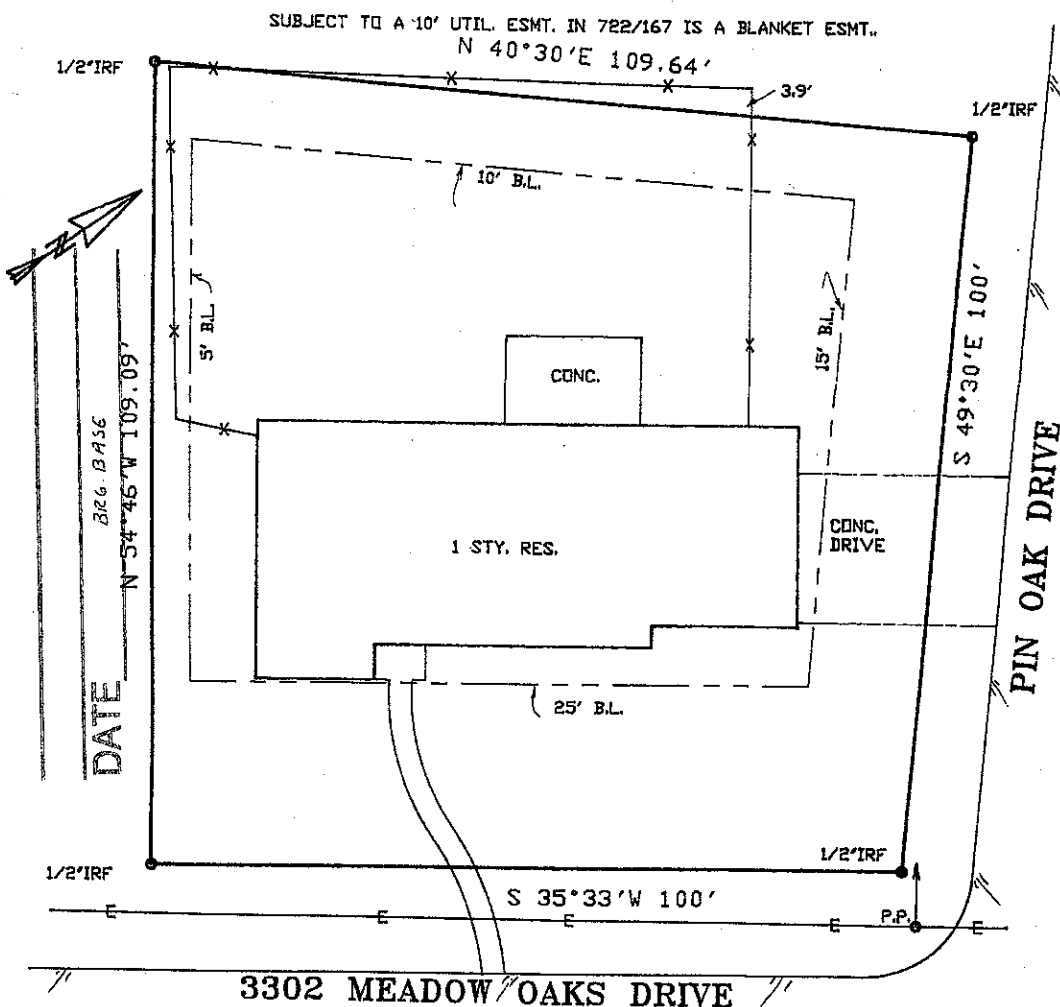
THENCE S 35° 33' W - 100.00 feet along the west right-of-way line of said Meadow Oaks Drive, to a 1/2" iron rod found at the northeast corner of a tract of land described in a deed to Albert T. Hacker, recorded in Volumes 2872, Page 312, Deed Records of Bell County, Texas;

THENCE N 54° 46' W - 109.09 feet (Bearing Base) along the north line of said hacker tract, to a 1/2" iron rod found at the southeast corner of a tract of land described in a deed to Norris L. Frazier, recorded in Volume 1512, Page 625, Deed Records of Bell County, Texas;

THENCE N 40° 30' E - 109.64 feet along the east line of said Frazier tract, to a 1/2" iron rod found on the south right-of-way line of said Pin Oak Drive, for the northwest corner of the herein described tract;

THENCE S 49° 30' E - 100.00 feet along the south line of said right-of-way, to the POINT OF BEGINNING and containing 0.251 Acres of Land.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS



THIS SURVEY WAS MADE ON THE GROUND. ALL BUILDING LINES AND EASEMENTS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION DESCRIBED HEREON ARE SHOWN. THERE IS NO VISIBLE EVIDENCE OF EASEMENTS, EXCEPT AS SHOWN.

THIS TRACT APPEARS TO BE LOCATED IN ZONE C, AS PER F.I.R.M. MAP NUMBER 480034 0009 C DATED 1/19/83. THIS IS NOT A GUARANTEE THAT THIS PROPERTY WILL NOT FLOOD.

[Signature]
RONALD E. OWINGS
RPLS 4029

TITLE CO. Monteith
G.F. NO. 00-0737
SCALE 1"=20'

UNIT 1 OF 1
FILE NO. 1385
DATE 3/10/00