

- NOTES:
1. BEARINGS REFERENCED TO SUBDIVISION PLAT.
  2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  3. PROPERTY ADDRESS: 170 WINDMILL ROAD, HUNTSVILLE, TEXAS 77340.

LINE RIDER  
(60 FT. WIDE R.O.W. - GRAVEL)

WINDMILL ROAD  
(60 FT. WIDE R.O.W. - GRAVEL)

FLOOD INFORMATION  
THIS TRACT OR LOT "S" IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL RESOURCES ADMINISTRATION FLOOD INSURANCE RATE MAP NO. 48080-1-0100-01A/2001.  
THIS INFORMATION IS BASED ON CURRENT FLOOD INFORMATION AND THE USER ASSUMES RESPONSIBILITY FOR EXACT RE-DETERMINATION.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED  
THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCRUMBMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON, SPEC. CMT. JA, COND. II.

CHARLES A. MCKINLEY  
REGISTERED SURVEYOR  
R.P.L.S. NO. 1184  
REGISTRATION/LICENSE NO. 10088100  
STATE OF TEXAS

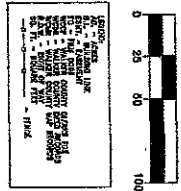


LOT 23  
LOT 22  
LOT 21  
LOT 20

BLOCK 31  
TEXAS GRAND RANCH,  
SECTION 9  
VOL. 16, PG. 160 W.C.M.R.

LOT 21  
SUBJECT  
2,000 ACRES OR  
871,379.99 SQUARE FEET

SITE  
316.2  
F.F. 310.0



TITLE COMPANY:  
TITLE COMPANY  
G.F. NO.

BUILDER:  
SUPERIOR HOMES CUSTOMS  
P.O. #19879

CUSTOMER(S):  
BRADFORD FARRIS  
KIM HOTCAMEG FARRIS

SURVEYOR:  
THE JEAN MCKINLEY CO., INC.  
CHARLES A. MCKINLEY  
P.O. BOX 4218  
PASADENA, TEXAS 77502  
PHONE: (713)473-3502  
FAX: (713)473-9601  
EMAIL: mckinleycoinc@aol.com

**BOUNDARY LAND SURVEY**

OF 2,000 ACRES OR 871,379.99 SQUARE FEET OF LAND  
BEING LOT 21, BLOCK 31 OF TEXAS GRAND RANCH,  
SECTION 9 RECORDED IN VOLUME 16, PAGE 160  
OF THE PLAT RECORDS OF WALKER COUNTY,  
IN THE STATE OF TEXAS.  
IN WALKER COUNTY, TEXAS.

SCALE: 1" = 50' DATE: SEPTEMBER 11, 2019

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

Date: May 25, 2022 GF No. \_\_\_\_\_

Name of Affiant(s): Bradford Farris & Kim Farris

Address of Affiant: 10100 Aspen Star Ct, Conroe, TX 77302-3154

Description of Property: Texas Grand Ranch Phase 9, Block 31, Lot 21, Acrs 2  
County Walker, 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."): Bradford Farris

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.

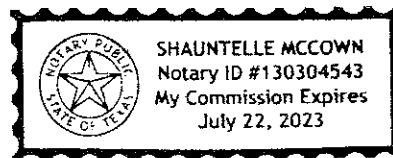
4. To the best of our actual knowledge and belief, since 9-11-2019 ~~09-04-2019~~ there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or 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.

Bradford Farris  
Bradford Farris  
Kim Hotcavog Farris



SWORN AND SUBSCRIBED this 25th day of May, 2022

Shauntelle McCown  
Notary Public  
Shauntelle McCown

(TXR-1907) 02-01-2010



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION



(NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

170 Windmill Road New Waverly

(Street Address and City)

Texas Grand Ranch

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within \_\_\_ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within \_\_\_ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 250.00 and Seller shall pay any excess.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Bradford Farris
Seller Bradford Farris

Buyer

Kim Hotcaveg-Farris
Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-9. This form replaces TREC No. 36-8.