

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

Date: April 19, 2023 GF No. 1463-13

Name of Affiant(s): Michael A. & Tiffany K. Morales

Address of Affiant: 2701 Grey Fox Trail

Description of Property: Big Rocky Development No 7 Cynthia Gilbert Abst# 352 Acres 18.39
County Brown, 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 Tx, 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 27, 2013 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:.) Constructed a small Cabin on the property within the survey lines.

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.

Michael A. Morales
Michael A. Morales

Tiffany K. Morales
Tiffany K. Morales

SWORN AND SUBSCRIBED this 19 day of April, 2023
Tonya Holland
Notary Public



12.85 ACRES

CALL TABLE with columns COURSE, BEARING, DISTANCE. Lists courses A-1 through A-26.

Table with columns COURSE, BEARING, DISTANCE. Lists courses A-1 through A-26, including bearings and distances.

M. P. JONES SURVEY A-421

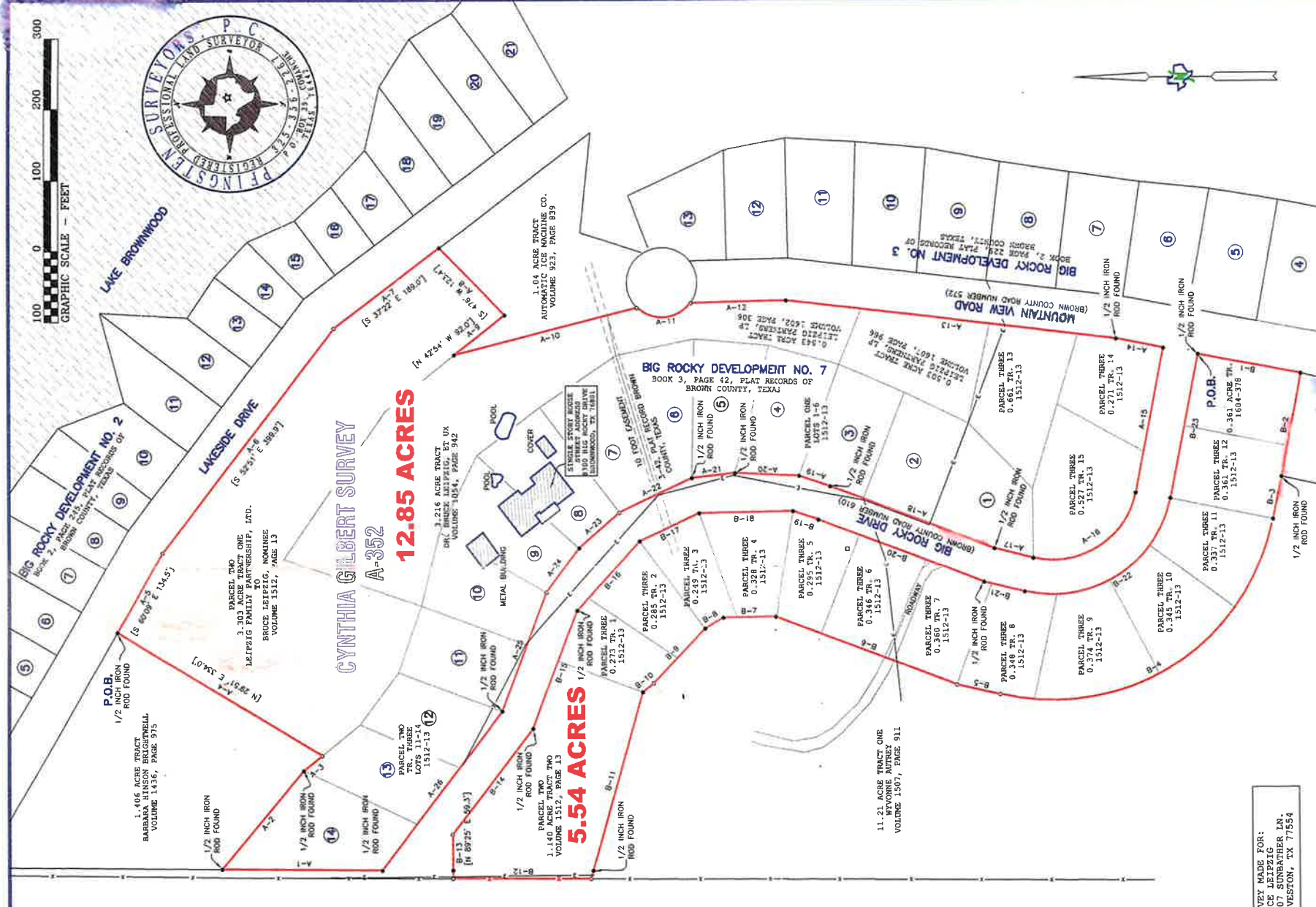
BROWN COUNTY, TEXAS... VOLUME 258, PAGE 323

NOTE: SOME EASEMENTS MAY AFFECT THIS PROPERTY... HOTEL EASEMENTS THAT MAY AFFECT THIS PROPERTY...

5.54 ACRES CALL TABLE

CALL TABLE for 5.54 acres with columns COURSE, BEARING, DISTANCE. Lists courses B-1 through B-23.

GRAPHIC SCALE - FEET (0, 100, 200, 300)



JOB NUMBER 1463-13

SURVEY MADE FOR: BRUCE LEIPZIG, 11807 SUNBATHER LN., GALVESTON, TX 77554

LEGEND: 1/2 INCH IRON ROD FOUND, 3/4 INCH IRON ROD FOUND, FENCE LINE, ELECTRIC LINE, SURVEY LINE

THE STATE OF TEXAS: COUNTY OF BROWN

I, SCOTT HUDDELETON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat and accompanying field notes...



SCOTT HUDDELETON REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.