

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

Date: 7-23-22 GF No. _____
Name of Affiant(s): Maurice Scott
Address of Affiant: 1016 W. 55th Ave. Odem TX 78370
Description of Property: Reel HS Bldg 2 Lot 1-2 0.582 Acres
County San Francisco, 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 Dec 2017 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.

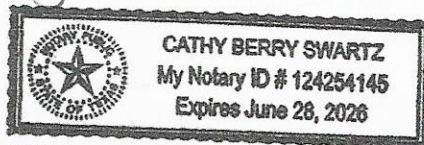
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

(Signature)

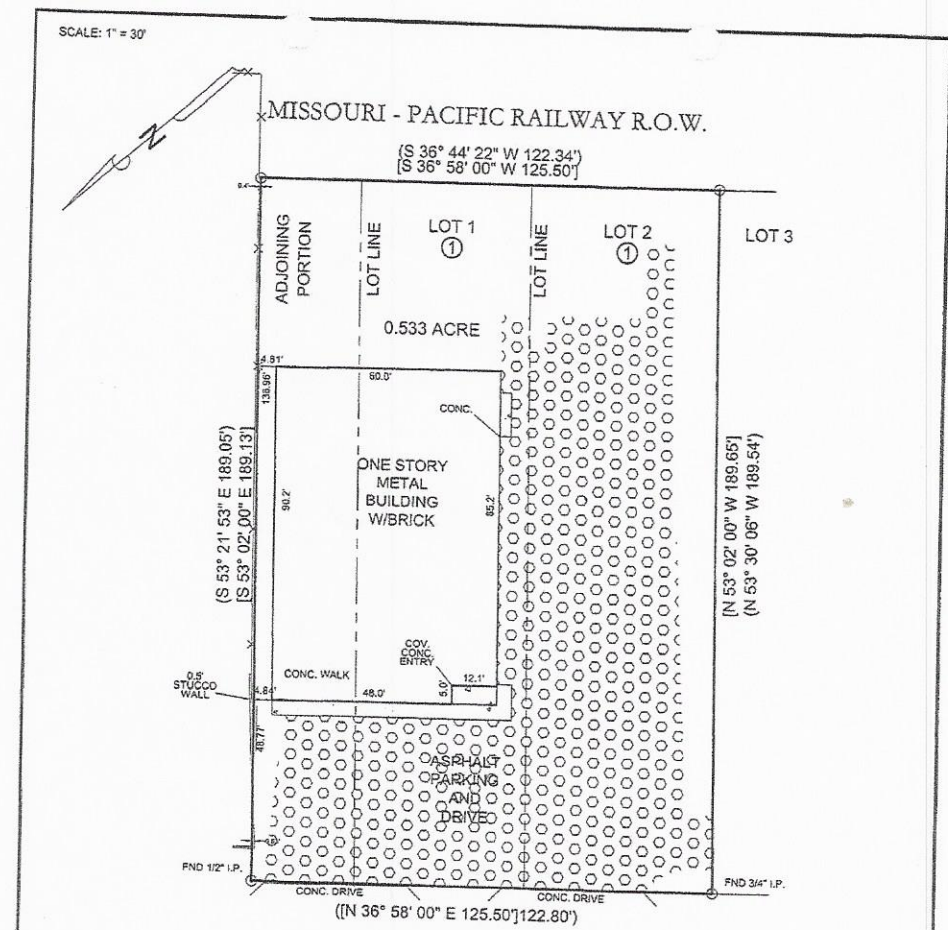
SWORN AND SUBSCRIBED this 22 day of July, 2022.

(Signature)

Notary Public
(TXR 1907) 02-01-2010



SCALE: 1" = 30'

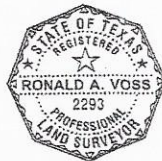


1016 VOSS AVENUE (ST. HWY. 77)
 (80' R.O.W.)

NOTES:
 (1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
 (2.) House Ties are to the foundation.

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.



This property lies within Zone C, according to FIRM 85 which is NOT within the 100 year Flood Plain.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.

Ronald A. Voss
 Registered Professional Land Surveyor State of Texas No. 2293

BUYER:

DATE: 07-26-2021
 REVISION: 08-03-2021
 CREW: RS & DL
 OFFICE: RV & AA
 GF#:
 JOB#: 18-2283

Lots 1&2, Block 1, Peek's Heights Addition &
 Adjoining Portion North of Lot 1
 Volume 3, Pages 6 (M.R.S.P.C.T.)
 Odem, San Patricio County, Texas

KEY: WOOD FENCE
 [RECORDED] WIRE FENCE
 (MEASURED) VINYL FENCE

VOSS ENGINEERING, INC.

ENGINEERING & LAND SURVEYING
 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
 PHONE: 361.854.6202 FAX: 361.853.4696

FIRM NO. F-166

STATE OF TEXAS

JOB NO. 18-2283

COUNTY OF SAN PATRICIO

0.533 ACRES

ALL that certain tract or parcel of land situated in San Patricio County, Texas, same lying within the Corporate City Limits of Odem, Texas, same being Lots 1 and 2, Block 1, Peek's Heights Addition as recorded in Volume 3, Page 6 of the Map Records of San Patricio County, Texas, along with the tract of land lying North of and adjoining said Lot 1, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a ¼ inch iron pipe found for the West corner of this tract, same being the West corner of said Lot 2, same being the North corner of Lot 3 of said Block 1, same lying in the Southeast right-of-way margin of Voss Avenue (same being State Highway 77);

THENCE, along said Southeast right-of-way margin of Voss Avenue and State Highway 77, NORTH 36 degrees 58 minutes 00 seconds EAST 122.80 feet to a ½ inch iron pipe found for the North corner of this tract;

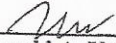
THENCE, SOUTH 53 degrees 21 minutes 53 seconds EAST 189.05 feet to a 5/8 inch iron rod found for the East corner of this tract, same lying in the Northwest boundary line of the Missouri-Pacific Railway right-of-way;

THENCE, along said Northwest boundary line of the Missouri-Pacific Railway right-of-way, SOUTH 36 degrees 44 minutes 22 seconds WEST 122.34 feet to a 5/8 inch iron rod found for the South corner of this tract, same being the South corner of said Lot 2, same being the East corner of said Lot 3;

THENCE, along the common boundary line of said Lots 2 and 3, Block 1, NORTH 53 degrees 30 minutes 06 seconds WEST 189.54 feet to the point of beginning and containing 0.533 acre of land.

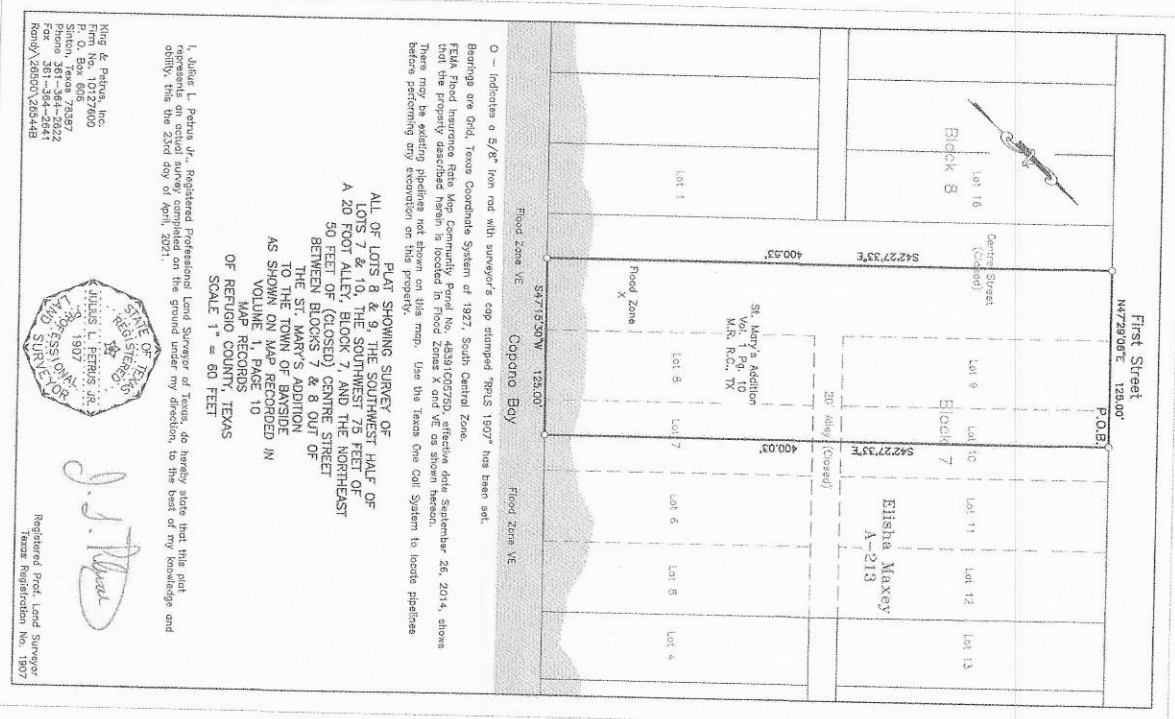
I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 3rd day of August, 2021.



Ronald A. Voss,
Registered Professional Land Surveyor No.2293





O - Indicates a 5/8" iron rod with surveyor's cap stamped "APR. 1907" has been set.
 Boundaries are Old, Texas Coordinate System of 1927, South Central Zone.
 FEMA Flood Insurance Risk Map Community Panel No. 4839100725B, effective date September 26, 2014, shows that the property described herein is located in Flood Zones X and VE as shown hereon.
 There may be existing pipelines not shown hereon. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

PLAT SHOWING SURVEY OF
 ALL OF LOTS 8 AND 9 THE SOUTHWEST HALF OF
 LOTS 7 & 10, THE SOUTHWEST
 A 20 FOOT ALLEY, BLOCK 7, AND THE NORTHEAST
 50 FEET OF (CLOSED) CENTRE STREET
 BETWEEN BLOCKS 7 & 8 OUT OF
 THE ST. MART'S ADDITION
 TO THE TOWN OF BAYSIDE
 AS SHOWN ON MAP RECORDED IN
 VOLUME 1, PAGE 10
 OF REFUGIO COUNTY, TEXAS
 SCALE 1" = 80 FEET

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 Fax 361-364-3641
 Email info@kingandpetrus.com



Julius L. Petrus, Jr.
 Registered Prof. Land Surveyor
 Texas Registration No. 1907