

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 3-25-25

GF No. _____

Name of Affiant(s): Marilyn Nelson,

Address of Affiant: 121 A Jane Drive, Columbus, TX 78934

Description of Property: BLK 5 LTS PT 7 & 8 IRWIN COLUMBUS HOUSE & BLDG

County Colorado, Texas

Date of Survey: _____

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

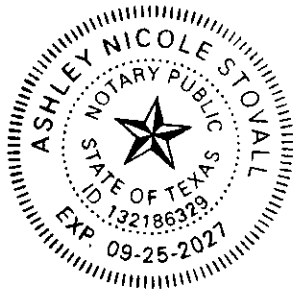
NONE

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>Marilyn Nelson</u> Affiant Marilyn Nelson	I declare under penalty of perjury that the foregoing is true and correct. Signed: _____ Affiant
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SWORN AND SUBSCRIBED this 25th day of March, 2025



Ashley Stovall
Notary Public

ZAJICEK ENGINEERING & SURVEYING

Robert A. Zajicek

Professional Engineer

Reg. No. 28938

Registered Public Surveyor

Reg. No. 2303

337 Walnut

Columbus, Texas 78934

(409)732-3780

April 10, 1992

STATE OF TEXAS §

COUNTY OF COLORADO §

BEING a portion of Lot No. 7 and Lot No. 8 in Block 5 in the Irwin Addition to the City of Columbus, Colorado County, Texas, described by metes and bounds as follows, TO-WIT:

BEGINNING at a $\frac{1}{2}$ " iron pipe found in the South line of Jane Drive for the Northeast corner of said Lot No. 7 in said Block 5; said $\frac{1}{2}$ " iron pipe also being the Northeast corner of the herein described tract;

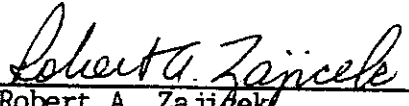
THENCE S04°25'40"E a distance of 120.08 feet to a $\frac{1}{2}$ " iron pipe found for the Southeast corner of said Lot No. 7 and also the Southeast corner of the herein described tract;

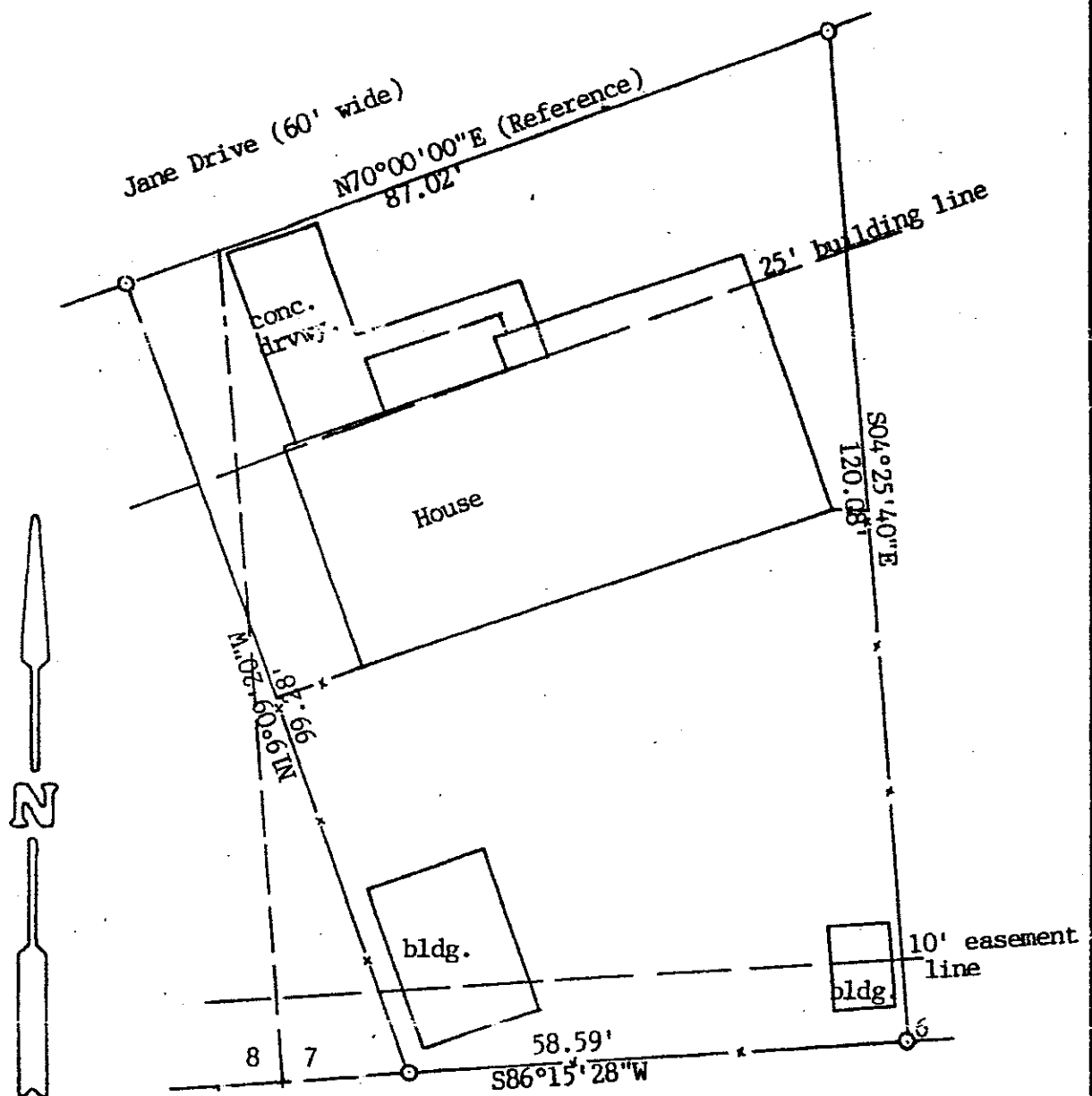
THENCE S86°15'28"W a distance of 58.59 feet to a $\frac{1}{2}$ " iron pipe found for the Southwest corner of the herein described tract;

THENCE N19°09'20"W a distance of 99.28 feet to a $\frac{1}{2}$ " iron pipe found in the said South line of Jane Drive for the Northwest corner of the herein described tract;

THENCE N70°00'00"E (Reference Bearing) along the said South line of Jane Drive a distance of 87.02 feet to the PLACE OF BEGINNING.

Robert A. Zajicek
Registered Professional Land Surveyor
Registration No. 2303


Robert A. Zajicek



April 10, 1992
 Robert A. Zajicek
 Registered Professional
 Land Surveyor
 Registration No. 2303

Robert A. Zajicek
 Robert A. Zajicek
 337 Walnut
 Columbus, Texas 78934

PLAT OF A PORTION OF LOT NO. 7 AND LOT NO. 8
 IN BLOCK 5 IN THE IRWIN ADDITION TO THE CITY
 OF COLUMBUS, COLORADO COUNTY, TEXAS
 E. Tumlinson League
 Abstract No. 44

"Flood Insurance Rate Map"
 48089C0145C
 Community 480145
 Panel 0145
 Effective date 1-3-90
 Tract is within the 100 year flood plain

Found $\frac{1}{2}$ " iron pipes at all corners
 --- denotes chain link fence