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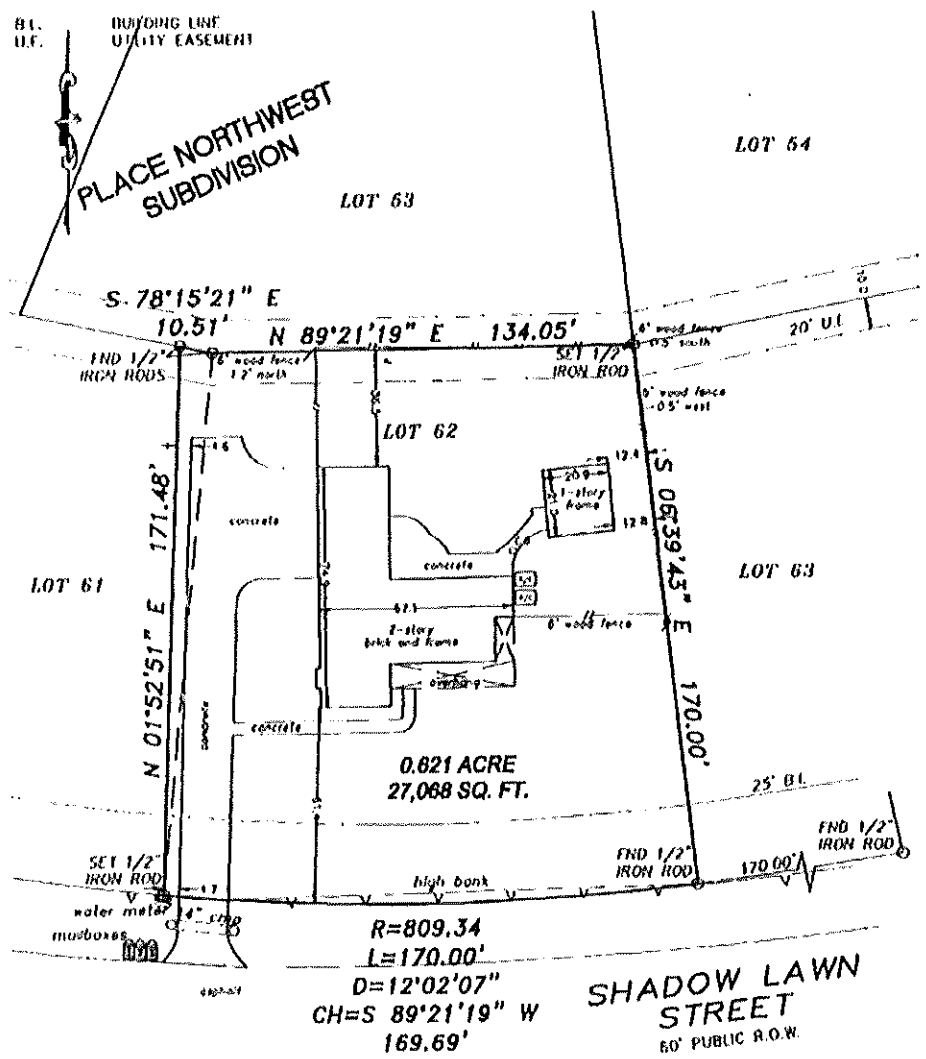


NOTES

1. This survey was performed in connection with a commitment for title insurance prepared by Stewart Title Guaranty Company, File No. 5090137, with an effective date of January 22, 2009. Reliance by the title surveyor has been made upon said title commitment as being accurate and complete. No easements, other than those referenced in title commitment or specifically addressed hereon have been reviewed by the surveyor.

2. Bearings basis per PEARL/NORTHWEST SUBDIVISION as recorded in Cabinet No. 2088-2089 of the Washington County Plat Records.

3. Tract is subject to restrictive covenants as recorded under Volume 157, Page 402; Volume 431, Page 404; Volume 507, Page 588; Volume 507, Page 605 and Volume 813, Page 887 of the Washington County Official Records and under Plat Cabinet File Nos. 2088, 2089A, 2089B and 2168 of the Washington County Plat Records.

4. The subject property is affected by an agreement for the installation and maintenance of an electric service as granted to Blackwell Electric Cooperative, Inc. as recorded in Volume 454, Page 214 of the Washington County Official Records.

5. There exist an unobstructed aerial easement for utilities being 5-foot wide from a plane 20 feet above the ground upward, located adjacent to all easements according to the recorded plat.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition I.

Marion R. Clark
Registered Professional Land Surveyor No. 1881

STATE OF TEXAS
REGISTERED
MARION R. CLARK
1881
PROFESSIONAL
LAND SURVEYOR

Flood Plain Note:
Areas outside flood zones per FEMA Map No. 48015B0008B, dated December 01, 2007

Legal Description:
LOT 62 & EAST SIDE 61, PLACE/NORTHWEST S/D PLAT FILE 2088-2089 W.C.P.R.

Client Name:
JERRY AND WENDY HIXSON

Address:
3000 SHADOW LAWN STREET
BRENHAM, TX 77833

CLARK SURVEYING, INC.
PH (979) 836-0101
Brenham, Texas 77833
phone 281-516-8435
fax 281-516-8437
email clarksurveying@swbell.net

| Drawn by MJ | Calc by MJ | Chk by MRC |
|---|---|---|
| Org. date 02/13/09 | Scale 1"=40' | Job No. 09 02 0181 000 |

Authentisign ID: B56FE06A-1A9B-F111-9B33-000D3A4FF82A

# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: **August 17, 2026** GF No. _____

Name of Affiant(s): **Sean A Baumgartner, Caty Baumgartner**

Address of Affiant: **3000 Shadow Lawn, Brenham, TX 77833**

Description of Property: **Lot 62 & Part 61, Country Place Northwest**

County **Washington**, Texas

Date of Survey: **January 22, 2009**

"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.



Yvette Kirkland, 601 Medical Ct. Brenham TX 77833 Phone: 9792512148 Fax: 9798366046 3000 Shadow Lawn
Yvette Kirkland
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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.<br><br>Signed:<br>Sean Michael Baumgartner 08/18/2026<br>Affiant **Sean Michael Baumgartner** | I declare under penalty of perjury that the foregoing is true and correct.<br><br>Signed:<br>Cathrine Ann Baumgartner 08/18/2026<br>Affiant **Cathrine Ann Baumgartner** |

SWORN AND SUBSCRIBED this _____ day of _____, _____

_____
Notary Public



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