

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: _____ GF No. _____

Name of Affiant(s): Ronald W. Whitaker, Janet M. Whitaker

Address of Affiant: 301 Wroxton Dr., Conroe, TX 77304

Description of Property: Kensail Point, Lot 2, Acres 1.02

County Brazos, 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since _____ 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. conveyance, 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): _____

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.

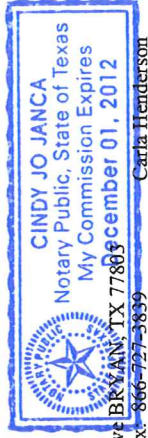
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Ronald W. Whitaker

Janet M. Whitaker

SWORN AND SUBSCRIBED this 9th day of July, 2012

Cindy Jo Janca
Notary Public

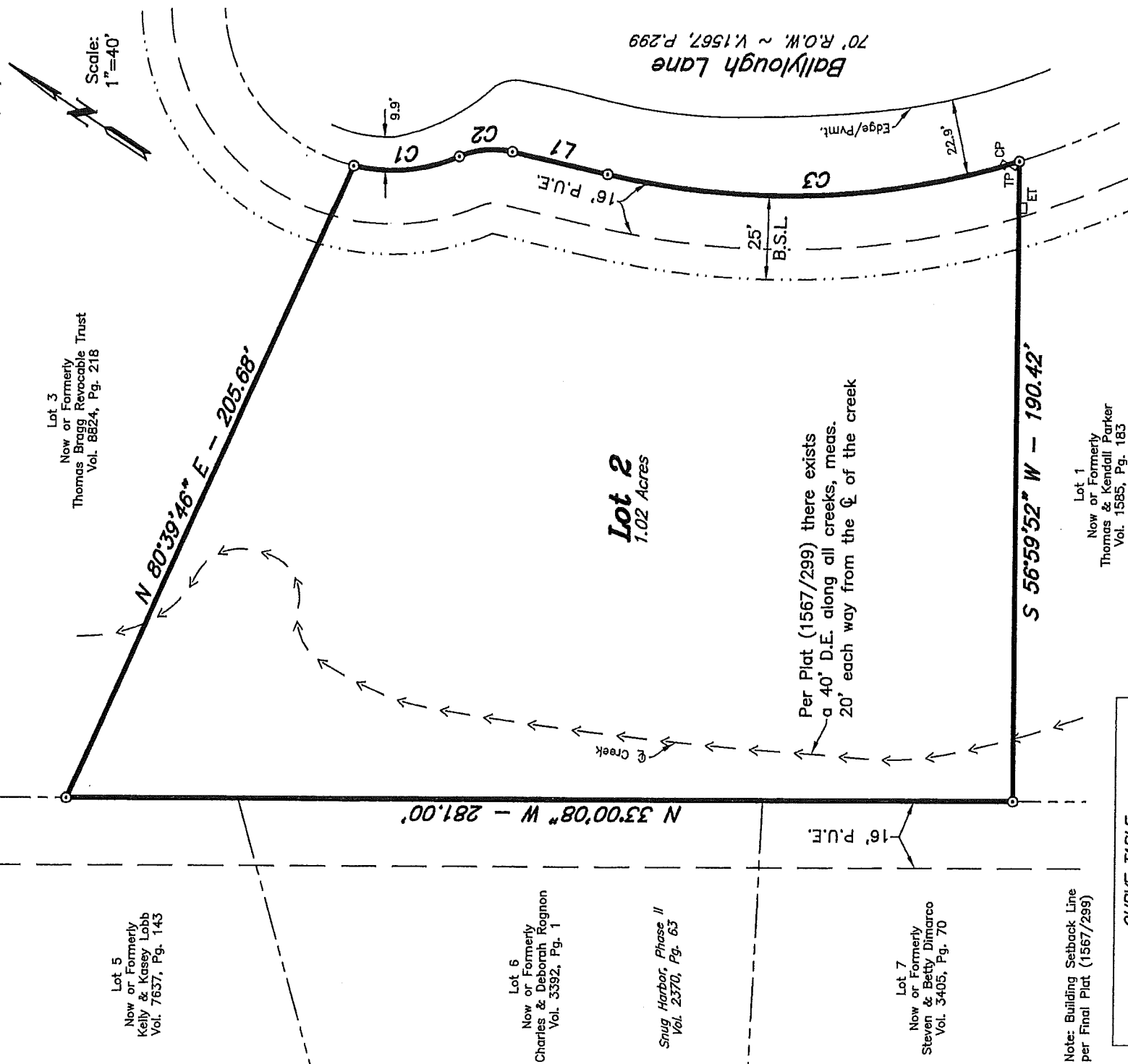


(TAR- 1907) 5-01-08

Cortiers Real Estate 318 N Bryan Ave
Phone: 979-690-8480

Fax: 866-727-3839

Carla Henderson



Note: Building Setback Line
per Final Plat (1567/299)

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.
C1	36°52'26"	50.00'	32.18'	S 38°15'47" E
C2	36°52'12"	25.00'	16.09'	S 38°15'54" E
C3	30°21'08"	235.00'	124.49'	S 35°00'05" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 19°49'31" E	29.00'

- LEGEND
- 1/2" Iron Rod Found
 - B.S.L. - Building Setback Line
 - C.P. - Cable Pedestal
 - D.E. - Drainage Easement
 - E.T. - Electrical Transformer
 - P.U.E. - Public Utility Easement
 - T.P. - Telephone Pedestal

Lot Two (2), KENSAIL POINT Subdivision, an addition to the City of College Station, Texas, according to the plat recorded in Volume 1567, Page 299, Official Records of Brazos County, Texas.

- The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 1567, Page 299, Official Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Revised Map Number 48041C0205 D, effective February 9, 2000, this property is located in an "Other Areas Zone X" determined to be outside the 500-year floodplain.
- Survey is valid only if print has original seal and signature of Surveyor in red ink.
- Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of the title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
- There are no visible encroachments other than those shown hereon.

Current Owner: RONALD W. & JANET M. WHITAKER

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, State of Texas, hereby certify that this survey made on the ground under my supervision on December 15, 2010, correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

