

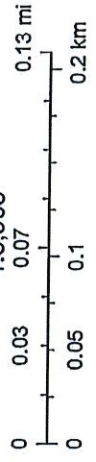
4008 FM 50



July 24, 2018

☐ Parcels

1:3,903



USDA FSA, DigitalGlobe, GeoEye

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

Date: October 23, 2018

GF No. _____

Name of Affiant(s): TERRY LYNN NEVELS, CARLA S NEVELS

Address of Affiant: 4008 FM 50, Brenham, TX 77833

Description of Property: A0032 COLE, JOHN, TRACT 115, ACRES 11.023

County Washington, 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 July 29, 2011 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.

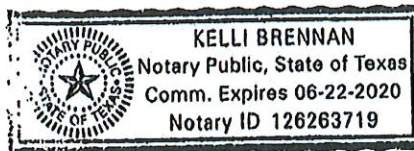
EXCEPT for the following (If None, Insert "None" Below): water well by lake, 30x40 Barn

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.

Terry Lynn Nevels
TERRY LYNN NEVELS

Carla S Nevels
CARLA S NEVELS



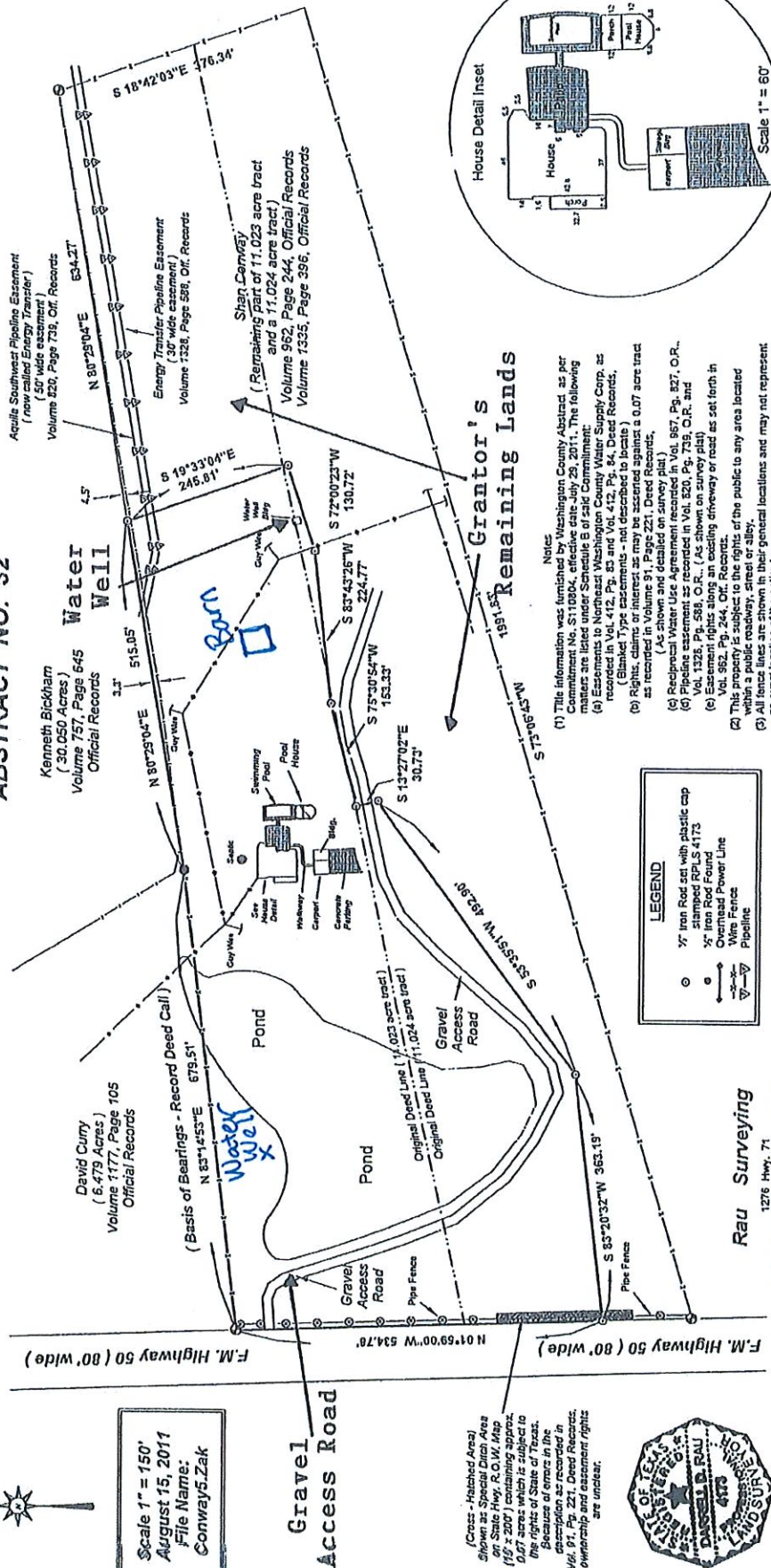
SWORN AND SUBSCRIBED this 23 day of October, 2018

Kelli Brennan
Notary Public

(TAR-1907) 02-01-2010

Page 1 of 1

WASHINGTON COUNTY, TEXAS JOHN W. COLE SURVEY ABSTRACT NO. 32



(Cross - Hatched Area)
Shown as Special Easement Area
on State Hwy. R.O.W. Map
1991, Page 1335, Official Records
0.07 acres which is subject to
the rights of State of Texas.
Because of error in the
description as recorded in
Vol. 91, Pg. 221, Deed Records,
ownership and easement rights
are unclear.



Rau Surveying
1276 Hwy. 71
P.O. Box 692 Conway, Texas 78934
Phone: (879) 732-8494 Fax: (879) 732-5468

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

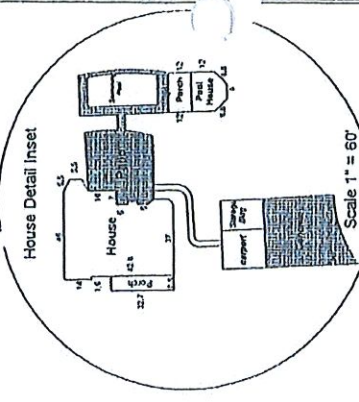
Darrell D. Rau
Darrell D. Rau, Registration No. 4173

Grantor's Remaining Lands

- Notes
- (1) Title information was furnished by Washington County Abstract, as per Commitment No. S110904, effective date July 29, 2011. The following matters are listed under Schedule B of said Commitment:
 - (a) Easements to Northeast Washington County Water Supply Corp. as recorded in Vol. 412, Pg. 83 and Vol. 412, Pg. 84, Deed Records.
 - (b) Rights, claim, or interest in the land described as 0.07 acre tract as recorded in Volume 91, Page 221, Deed Records.
 - (c) Reciprocal Water Use Agreement recorded in Vol. 987, Pg. 327, O.R.
 - (d) Pipeline easement as recorded in Vol. 820, Pg. 739, O.R. and Vol. 1328, Pg. 598, O.R. (As shown on survey plat)
 - (e) Easement rights along an existing driveway or road as set forth in Vol. 982, Pg. 244, Official Records.
 - (2) This survey was completed without the benefit of an abstract of title.
 - (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
 - (4) This survey was completed without the benefit of an abstract of title.
 - (5) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
 - (6) Property description to accompany this plat.

LEGEND

- 1/2" Iron Rod set with plastic cap stamped RP, LS 4173
- ✕ Iron Rod Found
- Overhead Power Line
- - - - - Wire Fence
- Pipeline



Survey Plat of a 11,000 acre tract of land situated in the John W. Cole Survey, Abstract No. 32, Washington County, Texas and being composed of the following tracts: (1) Part of that land described as 11,023 acres in Partition Deed dated June 14, 2000 from Dwight Conway, et al to Shan Conway, recorded in Volume 962, Page 244, Washington County Official Records, and (2) Part of that land described as 11,024 acres in Deed dated March 10, 2010 from Dwight Conway, et ux to Shan Conway, recorded in Volume 1335, Page 396, Washington County Official Records.