

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

Date: October 12, 2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Freestone Rock LLC  
Address of Affiant: PO Box 19562 Houston, TX 77224  
Description of Property: 398 N. Shore Rd., Mathis, TX 78368  
County Live Oak, 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 \_\_\_\_\_ 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

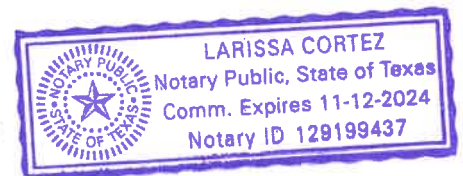
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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 12th day of October, 2022

Larissa Cortez  
Notary Public

(TXR 1907) 02-01-2010





SCALE 1" = 180'

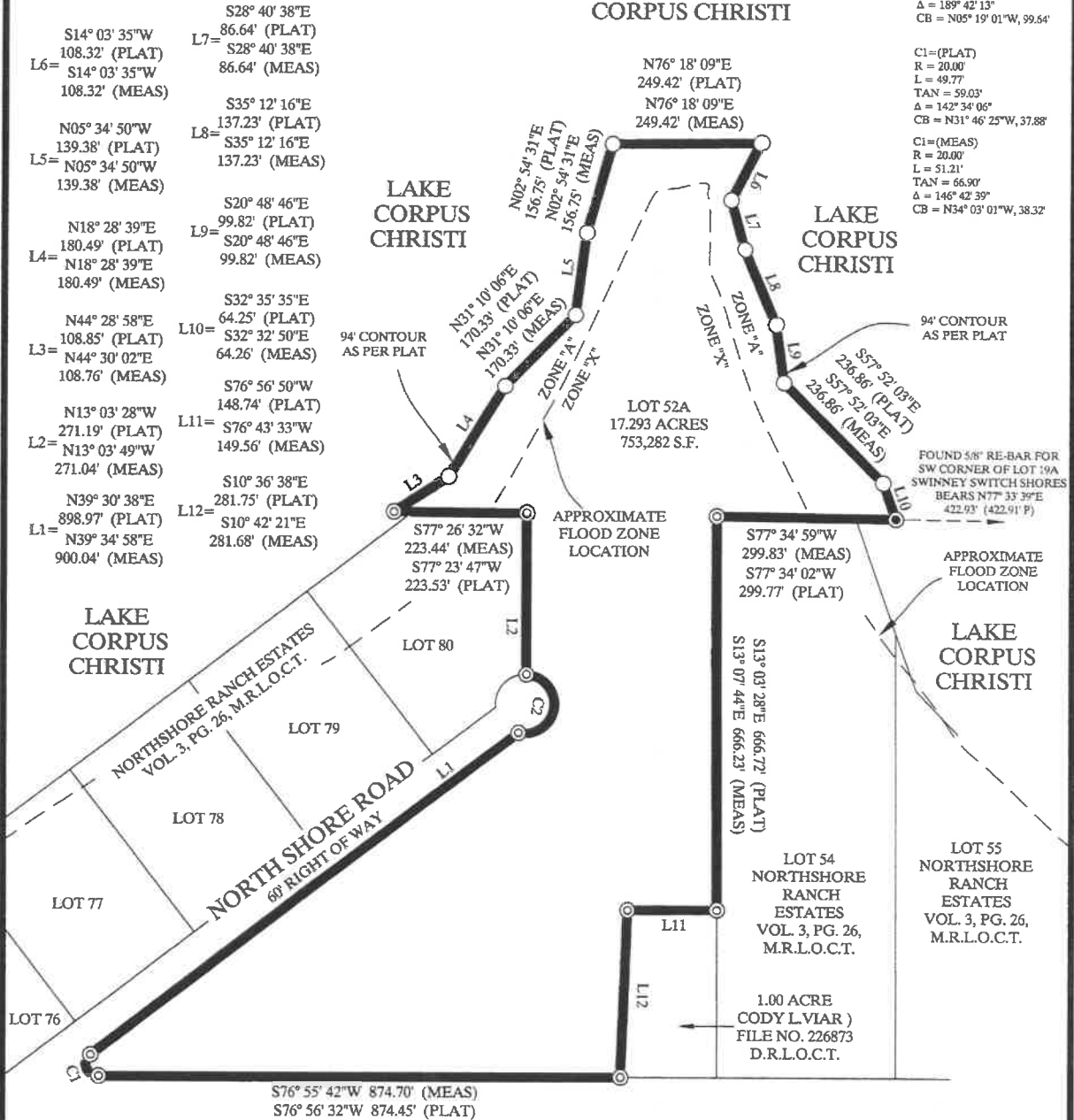
**SURVEY OF  
A 17.293 ACRE TRACT BEING ALL OF LOT 52A, "NORTHSHORE RANCH  
ESTATES" AS SHOWN ON THE PLAT RECORDED IN CABINET 2, SLIDE 189,  
MAP RECORDS LIVE OAK COUNTY, TEXAS.**

C2=(PLAT)  
R = 50.00'  
L = 157.09'  
TAN = 459571.32'  
Δ = 180° 00' 45"  
CB = N13° 03' 28"W, 100.00'  
C2=(MEAS)  
R = 50.00'  
L = 165.54'  
TAN = 589.02'  
Δ = 189° 42' 13"  
CB = N05° 19' 01"W, 99.64'

**LAKE  
CORPUS CHRISTI**

C1=(PLAT)  
R = 20.00'  
L = 49.77'  
TAN = 59.03'  
Δ = 142° 34' 05"  
CB = N31° 46' 25"W, 37.88'  
C1=(MEAS)  
R = 20.00'  
L = 51.21'  
TAN = 66.90'  
Δ = 146° 42' 39"  
CB = N34° 03' 01"W, 38.32'

S14° 03' 35"W  
108.32' (PLAT)  
L6= S14° 03' 35"W  
108.32' (MEAS)  
N05° 34' 50"W  
139.38' (PLAT)  
L5= N05° 34' 50"W  
139.38' (MEAS)  
N18° 28' 39"E  
180.49' (PLAT)  
L4= N18° 28' 39"E  
180.49' (MEAS)  
N44° 28' 58"E  
108.85' (PLAT)  
L3= N44° 30' 02"E  
108.76' (MEAS)  
N13° 03' 28"W  
271.19' (PLAT)  
L2= N13° 03' 49"W  
271.04' (MEAS)  
N39° 30' 38"E  
898.97' (PLAT)  
L1= N39° 34' 58"E  
900.04' (MEAS)  
S28° 40' 38"E  
86.64' (PLAT)  
L7= S28° 40' 38"E  
86.64' (MEAS)  
S35° 12' 16"E  
137.23' (PLAT)  
L8= S35° 12' 16"E  
137.23' (MEAS)  
S20° 48' 46"E  
99.82' (PLAT)  
L9= S20° 48' 46"E  
99.82' (MEAS)  
S32° 35' 35"E  
64.25' (PLAT)  
L10= S32° 32' 50"E  
64.26' (MEAS)  
S76° 56' 50"W  
148.74' (PLAT)  
L11= S76° 43' 33"W  
149.56' (MEAS)  
S10° 36' 38"E  
281.75' (PLAT)  
L12= S10° 42' 21"E  
281.68' (MEAS)



- ⊙ = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = PROPERTY CORNER



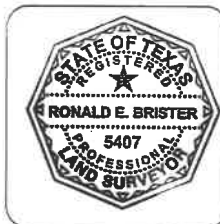
**Brister Surveying**

4455 South Padre Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpusbrister.com  
Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY  
IS LOCATED WITHIN ZONES A & X AS DEFINED  
BY THE FEDERAL EMERGENCY MANAGEMENT  
MAPS. COMMUNITY PANEL 481179 0550 A  
DATED NOVEMBER 19, 2003  
AND ☒ IS ☒ IS NOT LOCATED IN A DESIGNATED  
100 YEAR FLOOD ZONE WITH AN UNDETERMINED B.F.E.

DATE AUGUST 23, 2022

THIS SURVEY HAS BEEN PERFORMED WITHOUT  
THE BENEFIT OF A TITLE COMMITMENT.



NOTES:  
1.) TOTAL SURVEYED AREA IS 17.293 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL  
POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH  
YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH,  
INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES,  
EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS  
PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT  
THIS SURVEY OF THE PROPERTY LEGALLY  
DESCRIBED HEREIN WAS MADE ON THE GROUND  
THIS DAY AUGUST 16, 2022 AND IS CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407

JOB NO. 221826-C