

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

Date: 08/07/2024 GF No. 2101119
Name of Affiant(s): Barry Klein, Diane Klein
Address of Affiant: 6926 Shamrock Dr, Brownwood, TX 76801
Description of Property: SHAMROCK SHORES SECTION A, LOT 80, 81, BOAT DOCK #1009
County Brown, Texas

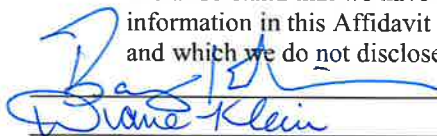
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TX, personally appeared Affiant(s) who after by me being 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 March 5, 2021 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:) **12x40 metal overhang attached to Southeast facing wall over front entry.**

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.



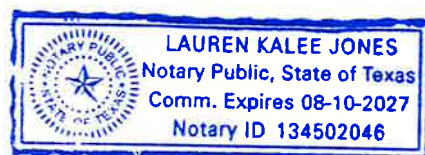
Barry Klein

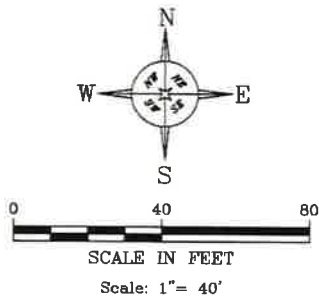
SWORN AND SUBSCRIBED this 7th day of August, 2024.



Notary Public

(TXR 1907) 02-01-2010





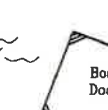
- Legend**
- = Found 3/8" rebar
 - ⊙ = Found 3/8" spike
 - ⊙ = Found 1/2" rebar
 - X- = Fence
 - ⊙ = Power Pole
 - E- = Overhead Power Line
 - G- = Down Guy and Anchor
 - R.P.R. = Real Property Records
 - P.O.B. = Place of Beginning
 - Ac. = Acres
 - () = Recorded Call
 - R/W = Right of Way
 - NBL = North Boundary Line
 - SBL = South Boundary Line
 - [Pattern] = Concrete
 - [Pattern] = Gravel
 - [Pattern] = Wooden Deck
 - [Pattern] = Covered Area

NOTE: If this plat does not bear the signature and impression seal of Rex D. Haas it is not a valid survey plat and shall not be relied upon for any purpose or filed as a public record.

NOTE: Bearings shown hereon were determined by G.P.S. observations based on TXNC Zone NAD 83.

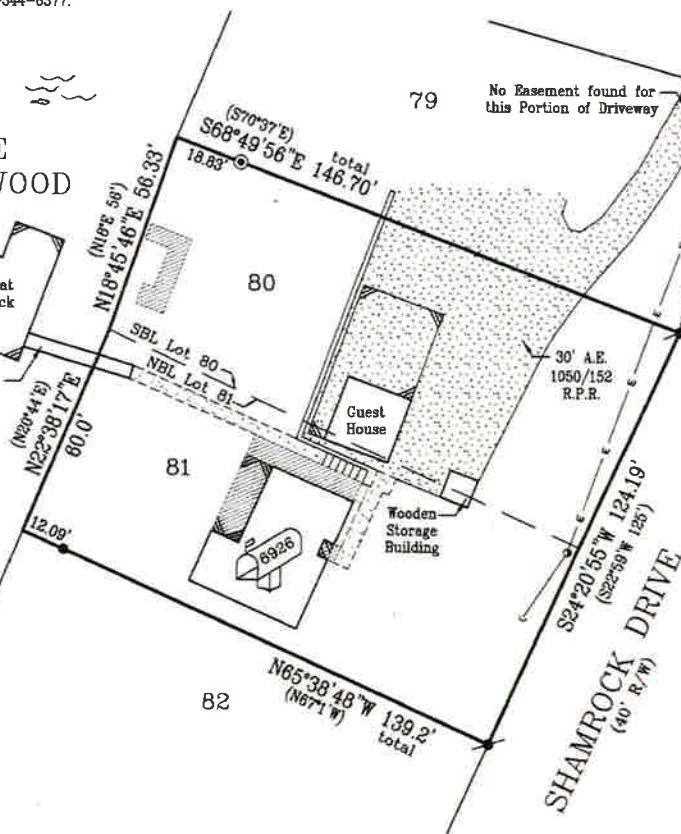
NOTE: There may be easements on or near this property which are not reflected by title commitment or this survey plat. At least 48 hours before any excavation type work is done, proper authorities should be contacted. One resource is DIG TESS at 1-800-344-8377.

LAKE
BROWNWOOD



Boat Dock

Wooden Ramp



Randy L. Neff and
Virginia L. Neff
6926 Shamrock Drive
Brownwood, Texas 76801
GF No. 2101119

EASEMENT NOTES FROM TITLE COMMITMENT SCHEDULE B:
10.h. does not affect this property.
10.j. subject to.
10.k. subject to.
10.m. is a 15 foot water line easement centered upon water line as installed. The location of said water line is not known to this surveyor.

I hereby certify to Randy L. Neff, Virginia L. Neff and Brown County Abstract Company, the above to be a correct plat showing the location of the improvements situated upon Lots 80 and 81, Section A, Shamrock Shores Addition, Brown County, Texas, as shown by Plat recorded in Volume 2, Page 231, Plat Records, Brown County, Texas.

Surveyed on the ground March 5, 2021.

There are no visible or apparent protrusions or overlapping of improvements upon or off this property other than shown. (Fences are not entirely upon property lines.)



GEOTEX PROPERTY SOLUTIONS
209 S. Pioneer Drive, Suite 2
Abilene, Texas 79605
325-677-6712
Firm Registration No. 10194134

File No: 50-51-21 Copy ___ of ___
File Name: 6926 Shamrock Drive
Location: D:\Brown\2021\6926Shamrock
Geotex Property Solutions Drawn by:
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Rex D. Haas
RPLS #4378