

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 8-20-25

GF No. _____

Name of Affiant(s): **David Broviak, Jill Broviak**

Address of Affiant: **10848 CR 311, Rockdale, TX 76567**

Description of Property: **S1210 Silver Springs Ranches, Lot Part of 39, 15.73 acres**

and Part 8 Lot 40 22B
DB

County Burleson, Texas

Date of Survey: 8-22-2017

"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):

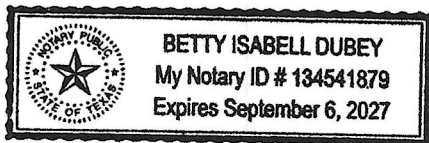
2018 - 40 x 40 Metal Barn
2020 - Pipe Front gate w/ automatic gate opener
2024 - 24 x 42 Guesthouse

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.

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. Signed: <u></u> Affiant David Broviak	I declare under penalty of perjury that the foregoing is true and correct. Signed: <u></u> Affiant Jill Broviak
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SWORN AND SUBSCRIBED this 20 day of August, 2025




Notary Public

PROJECT:	00611-BRO-2
DATE:	8-23-2017
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file



N 16°20'39" W a distance of 189.06 feet to a 1/2 inch iron rod with yellow cap set at a fence corner post for an angle point, and

N 32°52'38" W a distance of 697.96 feet to the **POINT OF BEGINNING**, in all containing **15.73** acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

August 23, 2017

A handwritten signature in dark ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410

00611-BRO



METES AND BOUNDS DESCRIPTION
Surveyed for: DAVID BROVIAK AND JILL BROVIAK

15.00 ACRE TRACT

Eliza Sante Survey

A - 210

Burleson County, Texas

Being a 15.00 acre tract of land out of Eliza Sante Survey, Abstract No. 210, Burleson County, Texas, being part of Lot 39 and Lot 40 of Silver Springs Ranches Subdivision, recorded in Volume 1, Page 23 of the Plat Records of Burleson County, Texas and being all that certain called 15.746 acres described to David Broviak and Jill Broviak, recorded in Volume 939, Page 208 of the Official Records of Burleson County, Texas, less a 0.73 acre tract surveyed out of the interior of said 15.746 acres this date and described by metes and bounds following this description, said 15.00 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod with red cap found at the northwest corner of the above mentioned Lot 39 for the northwest corner of this;

THENCE along the north line of said Lot 39, common boundary with County Road No. 311 N 68°05'12" E a distance of 673.46 feet to a 5/8 inch iron rod with red cap found at a fence corner post at the most northerly northeast corner of said 15.746 acre tract, same being the northwest corner of that certain called 4.20 acre tract to Carl J. Thomas Jr. and Courtney B. Sommers, (930/319), for the most northerly northeast corner of this;

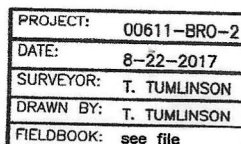
THENCE crossing said Lot 39 and said Lot 40, with the east line of said 15.746 acre tract, common boundary with said 4.20 acre tract and generally along a fence line S 20°47'33" E a distance of 453.72 feet to a 5/8 inch iron rod with red cap found at a fence corner post being an interior corner of said 15.746 acre tract, being the southwest corner of said 4.20 acre tract, for an interior corner of this;

THENCE along the a northerly line of said 15.746 acre tract, same being the south line of said 4.20 acre tract and generally along a fence line N 68°06'19" E a distance of 399.97 feet to a 5/8 inch iron rod with red cap found at a fence corner post at the most easterly northeast corner of said 15.746 acre tract, same being the southeast corner of said 4.20 acre tract, located on the east common line of said Lot 40 and Lot 57 of said subdivision for the most easterly northeast corner of this;

THENCE along the east line of said Lot 40, being the west line of said 15.746 acre tract, common boundary with said Lot 57 and generally along a fence line S 21°24'29" E a distance of 424.42 feet to a 5/8 inch iron rod with red cap found at a cross tie corner post at the southeast corner of said Lot 40, being the southeast corner of said 15.746 acre tract, same being the northeast corner of Lot 41 of said subdivision, for the southeast corner of this;

THENCE along the south line of said Lot 40, being the south line of said 15.746 acre tract, common boundary with said Lot 41 and generally along a fence line S 68°47'58" W a distance of 946.42 feet to a 3/8 inch iron rod found at a fence corner post at the southwest corner of said Lot 40, being the southwest corner of said 15.746 acre tract and the northwest corner of said Lot 41, located on the east line of County Road No. 311, for the southwest corner of this;

THENCE along the west line of said Lot 40 and Lot 39, common boundary with said road the following courses and distances:





METES AND BOUNDS DESCRIPTION
Surveyed for: DAVID BROVIAK AND JILL BROVIAK

0.73 ACRE TRACT
Eliza Sante Survey
A - 210
Burleson County, Texas

Being a 0.73 acre tract of land out of Eliza Sante Survey, Abstract No. 210, Burleson County, Texas, being part of Lot 39 of Silver Springs Ranches Subdivision, recorded in Volume 1, Page 23 of the Plat Records of Burleson County, Texas and being out of that certain called 15.746 acres described to David Broviak and Jill Broviak, recorded in Volume 939, Page 208 of the Official Records of Burleson County, Texas, said 0.73 acres being more particularly described by metes and bounds as follows;

Commencing at a 5/8 inch iron rod with red cap found at the northerly northeast corner of said 15.746 acre tract, same being the northwest corner of a called 4.20 acre tract to Carl J. Thomas Jr. and Courtney B. Sommers, (930/319);

THENCE along the north line of said Lot 39, common boundary with County Road No. 311 S 68°05'12" W a distance of 199.19 feet to a calculated point, at the northwest corner of a 30.00 foot wide access easement surveyed this date

THENCE crossing said Lot 39, S 15°11'08" W, along the west line of said easement a distance of 169.99 feet to a 1/2 inch iron rod with yellow cap set for the northwest corner and **POINT OF BEGINNING** of the herein described 0.73 acre tract;

THENCE crossing said Lot 39 the following courses and distances:

N 68°05'39" E a distance of 178.28 feet to a 1/2 inch iron rod with yellow cap set,
S 21°54'48" E a distance of 178.30 feet to a 1/2 inch iron rod with yellow cap set,
S 68°05'12" W a distance of 178.30 feet to a 1/2 inch iron rod with yellow cap set, and
N 21°54'21" W a distance of 178.32 feet to a to the **POINT OF BEGINNING**, in all containing **0.73** acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

August 22, 2017

A handwritten signature in dark ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410

00611-BRO-2