

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 1-26-26 GF No. _____
Name of Affiant(s): Deanna Brabham
Address of Affiant: 4443 Highway 90 Alleyton, TX 78935
Description of Property: 4443 Highway 90 Alleyton, TX 78935
County: Colorado, Texas
Date of Survey: 12-17-2011

"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:

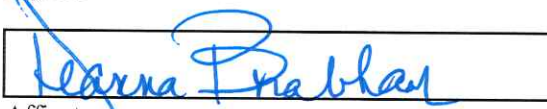
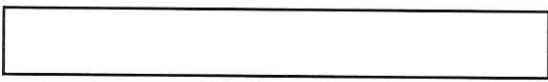
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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):

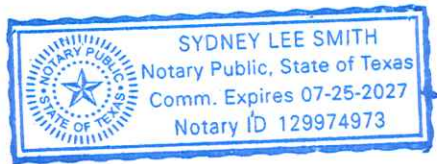
Office building

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.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 10 day of February, 2024.




Notary Public

COLORADO COUNTY, TEXAS
R.J. FOCKEN SURVEY (A-202)
R. ALLEY SURVEY (A-1)



James Skutca
 1.193 Acres
 Vol. 536, Pg. 217
 Deed Records

Jerry Piekert
 8.000 Acres
 Vol. 501, Pg. 106
 Deed Records

Patricia & Thomas Wine
 12.807 Acres
 Vol. 71, Pg. 39
 Official Records

R. J. FOCKEN SURVEY
A-202

December 3, 2002

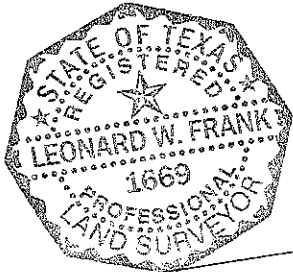
Donald W. Peikert
 10.00 Acres
 Vol. 137, Pg. 398
 Official Records

Sonya Besch
 15.067 Acres
 Vol. 143, Pg. 445
 Official Records

Lot 1
5.00 ACRES

Lot 2
5.00 ACRES

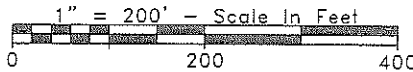
Property Owner
 Donald Ray Peikert
 Owner's Address
 1526 FM 949
 Alleyton, TX 78935



R. ALLEY SURVEY
A-1

U.S. HIGHWAY 90

LEGEND	
●	1/2" Iron Rod Found
⊙	3/8" Iron Rod Set
—x—	Fenceline
—S—	Surveyline
()	Record Deed Calls



DEVELOPMENT REGULATION NOTE:

No construction or other development within this subdivision may begin until all Colorado County development requirements have been met.

LIMITED LAND DIVISION NOTE:

The owners/applicants do hereby voluntarily accede and agree that they are using a short-form subdivision application intended for certain limited classes of subdivision, and acknowledge that no further division or subdivision of the tract styled Remainder Tract shall occur using a Limited Land Division for a period of not less than five years from the recordation of this plat.

MUNICIPAL/ETJ NOTE:

No portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

SCHOOL DISTRICT NOTE:

The subdivision is within the boundaries of the Columbus School District.

FEMA FLOOD PLAIN NOTE:

No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on the FEMA Flood Insurance Rate Map for Colorado County, Community Panel # 48089C0175 C, effective date January 3, 1990.

UTILITIES NOTE:

Electric utility service will be provided by _____

Telephone utility service will be provided by _____

Gas utility service will be provided by _____

SEWAGE DISPOSAL NOTE:

No structure in this subdivision shall be occupied until connected to a public sewer system or an on-site wastewater system has been approved and permitted by Colorado County.

INDIVIDUAL WATER SUPPLY NOTE:

No structure in this subdivision shall be occupied until connected to an individual water supply, state-approved community water system has been approved and permitted by Colorado County.

DRAINAGE EASEMENT NOTE:

All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.

NEIGHBORHOOD STREET NOTE:

Exemption from Colorado Road Standards for this subdivision is based on the presumption for four lots or fewer. Any resubdivision that results in a greater number of lots may trigger a requirement that the road(s) be paved according to the Colorado County Road & Drainage Standards and Specifications. Colorado County is under no obligation to pave the unpaved roads in the subdivision.

PRIVATE STREET NOTE:

All private streets shown hereon and any security gates or devices controlling access to such streets will be owned and maintained by the homeowners associations of this subdivision.

SURVEY NOTES

1. All bearings are based on the line as referenced on this plat and described in Vol. 137, Pg. 387, Colorado County Official Records.
2. All iron rods set were capped RPLS 1669.
3. Field Notes to accompany this plat.

Survey Plat of a 5.00 acre tract being Tract No. 1, and a 5.00 acre tract being Tract No. 2, said Tract No. 1, and Tract No. 2 being a part of that 10.000 acre tract of land described in a deed dated November 22, 1994, from Dittman Webster Harrison and wife, Cherry Hines Harrison, to Donald R. Peikert, recorded in Volume 137, Page 387, of the Official Records of Colorado County, Texas.

SURVEY USE NOTICE:

This survey is being provided for the use by the current owner and no license has been created, expressed or implied, to copy the survey except as necessary in conjunction with the original transaction. This survey is not valid without the signature and seal of the surveyor.

I, Leonard W. Frank, a Texas Registered Professional Land Surveyor, certify that this plat has been prepared in accordance with the Limited Land Division Regulations of Colorado County, Texas. All existing pipeline easements within the limits of the division have been shown.

Leonard W. Frank
 Leonard W. Frank
 Colorado County Surveyor
 Registered Professional Land Surveyor
 Registration No. 1669

102 Becica Street Columbus, Tx 78934 979.732.3114	FRANK SURVEYING COMPANY	
Copyright 2002 All Rights Reserved	Drawn By: Matt Loessin	Rev. Final
Scale: 1" = 200'	Job Number: 02-222	Sheet 1 of 2