

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

Date: 8-24-2021 GF No. _____

Name of Affiant(s): Allan Hausmann, Portia Hausmann

Address of Affiant PO Box 295, Hutto, TX 78634

Description of Property: (PID: R020257) AW0097 BEALLE, J.B. SUR., ACRES 1.0; AW0097 BEALLE, J.B. SUR., ACRES 15.94

County Williamson, 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 1990 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.

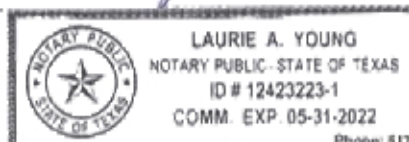
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Allan Hausmann

Portia Hausmann

SWORN AND SUBSCRIBED this 24 day of August 2021

Laurie A. Young
Notary Public



(TXR-1907) 02-01-2010

DESCRIPTION FOR MRS. D.L. GREINERT

BEING 16.94 acres of the Josias B. Bealle Survey, Abstract No. 97, in Williamson County, Texas, part of a tract of 100.261 acres described in a deed to Andrew J. Greinert, et. ux., of record in Vol. 861, Pg. 643, Deed Records of Williamson County, Texas. Surveyed on the ground in August of 1990, by William F. Forest, Jr., Registered Public Surveyor No. 1847.

BEGINNING at an iron pin set North of an existing cedar fence corner post beside a metal post set as a guard, at the Northeast corner of the said 100.261 acre tract. This point exists in the West line of County Road 132.

THENCE with the West line of County Road 132, S 09 deg. 35 min. 30 sec. W 799.35 feet to an iron pin set Southeast of an existing fence corner, a metal post set for a guard.

THENCE along the South side of an existing fence, extending the average line of the main portion of an existing fence, continuing in all 666.30 feet to set an iron pin about 5 feet South of the fence.

THENCE remaining South of the existing fence, N 71 deg. 22 min. 55 sec. W 263.04 feet to set an iron pin in the fence, West of a wire gap beside a metal post set as a guard.

THENCE N 11 deg. 24 min. 30 sec. E, join and follow the average line of the main part of an existing fence, continuing in all 781.12 feet to set an iron pin on the North side of a wood corner post by a metal post set as a guard.

THENCE along the fenced North line of the 100.261 acre tract, S 80 deg. 06 min. 35 sec. E 901.09 feet to the POINT OF BEGINNING.

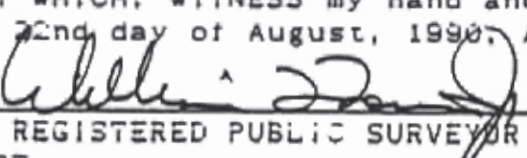
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no significant discrepancies, conflicts, shortages in area, known boundary line conflicts; visible encroachments, overlapping or improvements, utility lines or roads, except as shown on the attached plat, and that said property has access to and from a public roadway. Records research for easement verification has not been performed unless indicated on the attached plat by recording references.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 22nd day of August, 1990, A.D.


WM.F. FOREST JR.
REGISTERED PUBLIC SURVEYOR NO. 1847

file:greinert.097



STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me, and was duly RECORDED in the Volume

FILED
WILL
1990

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by Metal Post

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Andrew J. Greiner et al.

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861/643

16.94 AC.

83.325 AC

JOSIAS

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COUNTY
ROAD 132

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666.30

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Record
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