

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 7/8/12

GF No. _____

Name of Affiant(s): Scott S Kramer, Diane L Kramer

Address of Affiant: 12340 Alameda Trace Circle #2306, Austin, TX 78727

Description of Property: 3661 CR 332 (Exhibit "A") Caldwell TX 77836
County Burleson, 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since January 25, 2010 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. conveyance, 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): Morton building (equipment shed, workshop) added in May 2010

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 the Title Company or the title insurance 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.

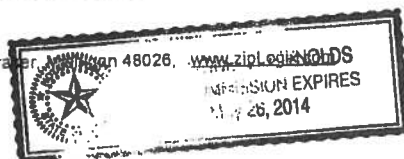
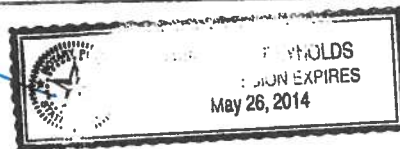
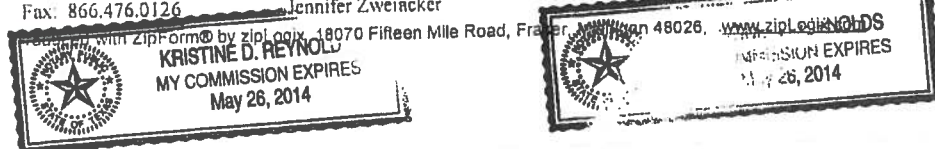
Scott S Kramer
Scott S Kramer

Diane L Kramer
Diane L Kramer

SWORN AND SUBSCRIBED this 8TH day of July, 2012
Kristine Reynolds
Notary Public
Kristine Reynolds

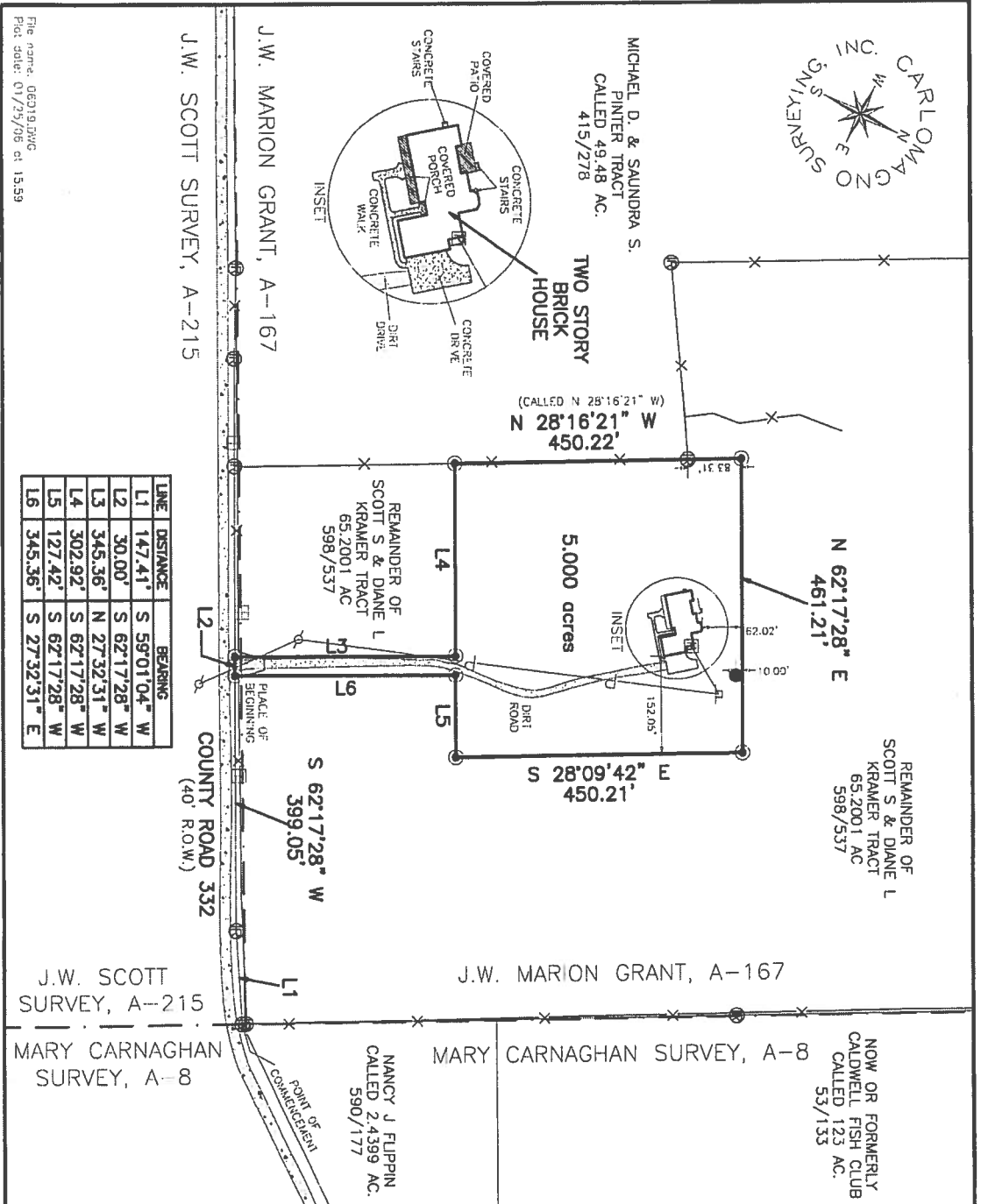
(TAR- 1907) 5-01-08

Zweacker & Associates 2700 Earl Rudder Frwy S, Ste 3000 College Station, TX 77345
Phone: 979.324.4796 Fax: 866.476.0126 Jennifer Zweacker



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SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBED FENCE
- DRY DRAINAGE EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDNANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 5/8" IRON ROD FOUND
- IRON ROD SET
- TELEPHONE PROFESSIONAL
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK

Survey Notes:

- The bearing basis of this survey is N 28°16'21" W as recorded in Volume 598, Page 537 of the B.C.O.R.
- Drawing Scale is 1"=200'
- Technician: Jason Bailey Field Crew R. Rivero
- Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 481169 0050 B. Dated: February 18, 1989
- Dante Carlomagno, Registered Professional Land Surveyor, No. 1562, do hereby certify that the above survey has been made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

PLAT OF SURVEY

DATE OF SURVEY: 06.000
OUT OF: CALLED 65.2001 AC, 598/537
LOCATED IN: J.W. MARION GRANT, A-167 AND THE J.W. SCOTT SURVEY, A-215
STREET ADDRESS: 3661 COUNTY ROAD 332
COUNTY: BURLINSON

SURVEYED FOR: SCOTT KRAMER

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

Carlomagno Surveying, Inc.
2714 Finfeather Road, Bryan, Texas 77801
PHONE: (979) 775-2873 FAX: (979) 775-4787
www.CarlomagnoSurveying.com

DANTE CARLOMAGNO
REGISTERED PROFESSIONAL LAND SURVEYOR
1562

**METES AND BOUNDS DESCRIPTION
OF A 5.000 ACRES TRACT
J.W. MARION GRANT, A-167
AND THE
J.W. SCOTT SURVEY, A-215
BURLESON COUNTY, TEXAS**

Being a tract of land containing 5.000 acres, out of the J.W. Marion Grant, A-167 and the J.W. Scott Survey, A-215, also being out of a called 65.2001 acre tract owned by Scott S. and Diane L. Kramer as recorded in Volume 598, Page 537 of the Burleson County Official Records (B.C.O.R.), also being out of the BJ Haddox tract of land as recorded in Volume 363, Pages 279, 281 and 283, Volume 365, Page 792 and Volume 386, Page 223, all of the Burleson County Deed Records (B.C.D.R.), the 5.000 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the east corner of the said Kramer tract, also being the west corner of the called 2.4399 acre Nancy J. Flippin tract of land as recorded in Volume 590, Page 177 of the B.C.O.R., also being a point along the northwest right-of-way line of Burleson County Road 332, a 40' right-of-way;

THENCE along the said northwest right-of-way of Burleson County Road 332, also being the southeast boundary line of the said Kramer tract the following calls and distances:

South 59°01'04" West, a distance of 147.41 feet to a 5/8" iron rod found;

South 62°17'28" West, a distance of 399.05 feet to a point for corner for the **PLACE OF BEGINNING**, also being the east corner of this tract, also being a south corner of the remainder of the said Kramer tract, also being a point along the said northwest right-of-way of Burleson County Road 332 and the said southeast boundary line of the Kramer tract;

South 62°17'28" West, a distance of 30.00 feet to a 5/8" iron rod set for a southeast corner of this tract, also being a point along the said northwest right-of-way of Burleson County Road 332, also being a point along the said southeast boundary line of the said Kramer tract, also being an east corner of the said remainder of the Kramer tract;

THENCE severing the said Kramer tract the following calls and distances:

North 27°32'31" West, a distance of 345.36 feet to a 5/8" iron rod set for corner;

South 62°17'28" West, a distance of 302.92 feet to a 5/8" iron rod set for the south corner of this tract, also being a west corner of the said remainder of the Kramer tract, also being a point along the southwest boundary line of the said Kramer tract, also being a point along the northeast boundary line of the called 49.84 acre Michael D. and Sandra S. Pinter tract of land as recorded in Volume 415, Page 278 of the B.C.D.R.;

THENCE along the common line between this tract and the said Pinter tract, passing said Pinter tract and severing the said Kramer tract, North 28°16'21" West, a distance of 450.22 feet to a 5/8" iron rod set for the west corner of this tract, also being a south corner of the said remainder of the Kramer tract, from which a 5/8" iron rod found for a south interior corner of the said Kramer tract, also being a east corner of the said Pinter tract bears South 28°16'21" East, a distance of 83.31 feet;

THENCE severing the said Kramer tract the following calls and distances:

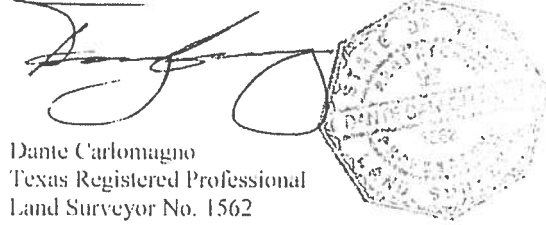
North 62°17'28" East, a distance of 461.21 feet to a 5/8" iron rod set for the north corner of this tract;

South 28°09'42" East, a distance of 450.21 feet to a 5/8" iron rod set for corner;

South 62°17'28" West, a distance of 127.42 feet to a 5/8" iron rod set for corner;

South $27^{\circ}32'31''$ East, a distance of 345.36 feet to the **PLACE OF BEGINNING**
containing 5.000 acres.

The bearing basis of this survey is the southwest line of the previous survey as recorded in
Volume 598, Page 537 of the Official Records of Burleson County, said bearing being:
N $28^{\circ}16'21''$ W.



Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562

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01-25-2006