

From: Sam Preuss sam.preuss@gmail.com  
Subject: T47  
Date: June 26, 2023 at 9:28 AM  
To: Dad Preuss buddy@giddingstimes.com

SP

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

Date: 6-26-23 GF No. \_\_\_\_\_

Name of Affiant(s): 504 Fairwinds, LLC by L. M. Preuss, III,

Address of Affiant: P.O. Box 947, Giddings, TX 78942

Description of Property: A0690 Wilhelm, Sarah, 14.47 acres

County: Milam, 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 September 20, 2022 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, replatings, 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): SEE ATTACHED

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.

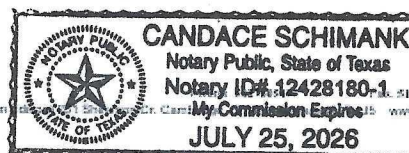
504 Fairwinds, LLC by L. M. Preuss, III

SWORN AND SUBSCRIBED this 26 day of June, 2023  
Candace Schimank  
Notary Public

(TXR-1907) 02-01-2010

Carol Marzette-Jim Carvey Brails, 221 Ackerman, Rockdale TX 76567  
Carol Marzette-Jim Carvey Brails, 221 Ackerman, Rockdale TX 76567

Produced with Loan Wolf Transactions, (a) Form 1000, (b) Form 1000, (c) Form 1000, (d) Form 1000, (e) Form 1000, (f) Form 1000, (g) Form 1000, (h) Form 1000, (i) Form 1000, (j) Form 1000, (k) Form 1000, (l) Form 1000, (m) Form 1000, (n) Form 1000, (o) Form 1000, (p) Form 1000, (q) Form 1000, (r) Form 1000, (s) Form 1000, (t) Form 1000, (u) Form 1000, (v) Form 1000, (w) Form 1000, (x) Form 1000, (y) Form 1000, (z) Form 1000, (aa) Form 1000, (ab) Form 1000, (ac) Form 1000, (ad) Form 1000, (ae) Form 1000, (af) Form 1000, (ag) Form 1000, (ah) Form 1000, (ai) Form 1000, (aj) Form 1000, (ak) Form 1000, (al) Form 1000, (am) Form 1000, (an) Form 1000, (ao) Form 1000, (ap) Form 1000, (aq) Form 1000, (ar) Form 1000, (as) Form 1000, (at) Form 1000, (au) Form 1000, (av) Form 1000, (aw) Form 1000, (ax) Form 1000, (ay) Form 1000, (az) Form 1000, (ba) Form 1000, (bb) Form 1000, (bc) Form 1000, (bd) Form 1000, (be) Form 1000, (bf) Form 1000, (bg) Form 1000, (bh) Form 1000, (bi) Form 1000, (bj) Form 1000, (bk) Form 1000, (bl) Form 1000, (bm) Form 1000, (bn) Form 1000, (bo) Form 1000, (bp) Form 1000, (bq) Form 1000, (br) Form 1000, (bs) Form 1000, (bt) Form 1000, (bu) Form 1000, (bv) Form 1000, (bw) Form 1000, (bx) Form 1000, (by) Form 1000, (bz) Form 1000, (ca) Form 1000, (cb) Form 1000, (cc) Form 1000, (cd) Form 1000, (ce) Form 1000, (cf) Form 1000, (cg) Form 1000, (ch) Form 1000, (ci) Form 1000, (cj) Form 1000, (ck) Form 1000, (cl) Form 1000, (cm) Form 1000, (cn) Form 1000, (co) Form 1000, (cp) Form 1000, (cq) Form 1000, (cr) Form 1000, (cs) Form 1000, (ct) Form 1000, (cu) Form 1000, (cv) Form 1000, (cw) Form 1000, (cx) Form 1000, (cy) Form 1000, (cz) Form 1000, (da) Form 1000, (db) Form 1000, (dc) Form 1000, (dd) Form 1000, (de) Form 1000, (df) Form 1000, (dg) Form 1000, (dh) Form 1000, (di) Form 1000, (dj) Form 1000, (dk) Form 1000, (dl) Form 1000, (dm) Form 1000, (dn) Form 1000, (do) Form 1000, (dp) Form 1000, (dq) Form 1000, (dr) Form 1000, (ds) Form 1000, (dt) Form 1000, (du) Form 1000, (dv) Form 1000, (dw) Form 1000, (dx) Form 1000, (dy) Form 1000, (dz) Form 1000, (ea) Form 1000, (eb) Form 1000, (ec) Form 1000, (ed) Form 1000, (ee) Form 1000, (ef) Form 1000, (eg) Form 1000, (eh) Form 1000, (ei) Form 1000, (ej) Form 1000, (ek) Form 1000, (el) Form 1000, (em) Form 1000, (en) Form 1000, (eo) Form 1000, (ep) Form 1000, (eq) Form 1000, (er) Form 1000, (es) Form 1000, (et) Form 1000, (eu) Form 1000, (ev) Form 1000, (ew) Form 1000, (ex) Form 1000, (ey) Form 1000, (ez) Form 1000, (fa) Form 1000, (fb) Form 1000, (fc) Form 1000, (fd) Form 1000, (fe) Form 1000, (ff) Form 1000, (fg) Form 1000, (fh) Form 1000, (fi) Form 1000, (fj) Form 1000, (fk) Form 1000, (fl) Form 1000, (fm) Form 1000, (fn) Form 1000, (fo) Form 1000, (fp) Form 1000, (fq) Form 1000, (fr) Form 1000, (fs) Form 1000, (ft) Form 1000, (fu) Form 1000, (fv) Form 1000, (fw) Form 1000, (fx) Form 1000, (fy) Form 1000, (fz) Form 1000, (ga) Form 1000, (gb) Form 1000, (gc) Form 1000, (gd) Form 1000, (ge) Form 1000, (gf) Form 1000, (gg) Form 1000, (gh) Form 1000, (gi) Form 1000, (gj) Form 1000, (gk) Form 1000, (gl) Form 1000, (gm) Form 1000, (gn) Form 1000, (go) Form 1000, (gp) Form 1000, (gq) Form 1000, (gr) Form 1000, (gs) Form 1000, (gt) Form 1000, (gu) Form 1000, (gv) Form 1000, (gw) Form 1000, (gx) Form 1000, (gy) Form 1000, (gz) Form 1000, (ha) Form 1000, (hb) Form 1000, (hc) Form 1000, (hd) Form 1000, (he) Form 1000, (hf) Form 1000, (hg) Form 1000, (hh) Form 1000, (hi) Form 1000, (hj) Form 1000, (hk) Form 1000, (hl) Form 1000, (hm) Form 1000, (hn) Form 1000, (ho) Form 1000, (hp) Form 1000, (hq) Form 1000, (hr) Form 1000, (hs) Form 1000, (ht) Form 1000, (hu) Form 1000, (hv) Form 1000, (hw) Form 1000, (hx) Form 1000, (hy) Form 1000, (hz) Form 1000, (ia) Form 1000, (ib) Form 1000, (ic) Form 1000, (id) Form 1000, (ie) Form 1000, (if) Form 1000, (ig) Form 1000, (ih) Form 1000, (ii) Form 1000, (ij) Form 1000, (ik) Form 1000, (il) Form 1000, (im) Form 1000, (in) Form 1000, (io) Form 1000, (ip) Form 1000, (iq) Form 1000, (ir) Form 1000, (is) Form 1000, (it) Form 1000, (iu) Form 1000, (iv) Form 1000, (iw) Form 1000, (ix) Form 1000, (iy) Form 1000, (iz) Form 1000, (ja) Form 1000, (jb) Form 1000, (jc) Form 1000, (jd) Form 1000, (je) Form 1000, (jf) Form 1000, (jg) Form 1000, (jh) Form 1000, (ji) Form 1000, (jj) Form 1000, (jk) Form 1000, (jl) Form 1000, (jm) Form 1000, (jn) Form 1000, (jo) Form 1000, (jp) Form 1000, (jq) Form 1000, (jr) Form 1000, (js) Form 1000, (jt) Form 1000, (ju) Form 1000, (jv) Form 1000, (jw) Form 1000, (jx) Form 1000, (jy) Form 1000, (jz) Form 1000, (ka) Form 1000, (kb) Form 1000, (kc) Form 1000, (kd) Form 1000, (ke) Form 1000, (kf) Form 1000, (kg) Form 1000, (kh) Form 1000, (ki) Form 1000, (kj) Form 1000, (kl) Form 1000, (km) Form 1000, (kn) Form 1000, (ko) Form 1000, (kp) Form 1000, (kq) Form 1000, (kr) Form 1000, (ks) Form 1000, (kt) Form 1000, (ku) Form 1000, (kv) Form 1000, (kw) Form 1000, (kx) Form 1000, (ky) Form 1000, (kz) Form 1000, (la) Form 1000, (lb) Form 1000, (lc) Form 1000, (ld) Form 1000, (le) Form 1000, (lf) Form 1000, (lg) Form 1000, (lh) Form 1000, (li) Form 1000, (lj) Form 1000, (lk) Form 1000, (ll) Form 1000, (lm) Form 1000, (ln) Form 1000, (lo) Form 1000, (lp) Form 1000, (lq) Form 1000, (lr) Form 1000, (ls) Form 1000, (lt) Form 1000, (lu) Form 1000, (lv) Form 1000, (lw) Form 1000, (lx) Form 1000, (ly) Form 1000, (lz) Form 1000, (ma) Form 1000, (mb) Form 1000, (mc) Form 1000, (md) Form 1000, (me) Form 1000, (mf) Form 1000, (mg) Form 1000, (mh) Form 1000, (mi) Form 1000, (mj) Form 1000, (mk) Form 1000, (ml) Form 1000, (mm) Form 1000, (mn) Form 1000, (mo) Form 1000, (mp) Form 1000, (mq) Form 1000, (mr) Form 1000, (ms) Form 1000, (mt) Form 1000, (mu) Form 1000, (mv) Form 1000, (mw) Form 1000, (mx) Form 1000, (my) Form 1000, (mz) Form 1000, (na) Form 1000, (nb) Form 1000, (nc) Form 1000, (nd) Form 1000, (ne) Form 1000, (nf) Form 1000, (ng) Form 1000, (nh) Form 1000, (ni) Form 1000, (nj) Form 1000, (nk) Form 1000, (nl) Form 1000, (nm) Form 1000, (nn) Form 1000, (no) Form 1000, (np) Form 1000, (nq) Form 1000, (nr) Form 1000, (ns) Form 1000, (nt) Form 1000, (nu) Form 1000, (nv) Form 1000, (nw) Form 1000, (nx) Form 1000, (ny) Form 1000, (nz) Form 1000, (oa) Form 1000, (ob) Form 1000, (oc) Form 1000, (od) Form 1000, (oe) Form 1000, (of) Form 1000, (og) Form 1000, (oh) Form 1000, (oi) Form 1000, (oj) Form 1000, (ok) Form 1000, (ol) Form 1000, (om) Form 1000, (on) Form 1000, (oo) Form 1000, (op) Form 1000, (oq) Form 1000, (or) Form 1000, (os) Form 1000, (ot) Form 1000, (ou) Form 1000, (ov) Form 1000, (ow) Form 1000, (ox) Form 1000, (oy) Form 1000, (oz) Form 1000, (pa) Form 1000, (pb) Form 1000, (pc) Form 1000, (pd) Form 1000, (pe) Form 1000, (pf) Form 1000, (pg) Form 1000, (ph) Form 1000, (pi) Form 1000, (pj) Form 1000, (pk) Form 1000, (pl) Form 1000, (pm) Form 1000, (pn) Form 1000, (po) Form 1000, (pp) Form 1000, (pq) Form 1000, (pr) Form 1000, (ps) Form 1000, (pt) Form 1000, (pu) Form 1000, (pv) Form 1000, (pw) Form 1000, (px) Form 1000, (py) Form 1000, (pz) Form 1000, (qa) Form 1000, (qb) Form 1000, (qc) Form 1000, (qd) Form 1000, (qe) Form 1000, (qf) Form 1000, (qg) Form 1000, (qh) Form 1000, (qi) Form 1000, (qj) Form 1000, (qk) Form 1000, (ql) Form 1000, (qm) Form 1000, (qn) Form 1000, (qo) Form 1000, (qp) Form 1000, (qq) Form 1000, (qr) Form 1000, (qs) Form 1000, (qt) Form 1000, (qu) Form 1000, (qv) Form 1000, (qw) Form 1000, (qx) Form 1000, (qy) Form 1000, (qz) Form 1000, (ra) Form 1000, (rb) Form 1000, (rc) Form 1000, (rd) Form 1000, (re) Form 1000, (rf) Form 1000, (rg) Form 1000, (rh) Form 1000, (ri) Form 1000, (rj) Form 1000, (rk) Form 1000, (rl) Form 1000, (rm) Form 1000, (rn) Form 1000, (ro) Form 1000, (rp) Form 1000, (rq) Form 1000, (rr) Form 1000, (rs) Form 1000, (rt) Form 1000, (ru) Form 1000, (rv) Form 1000, (rw) Form 1000, (rx) Form 1000, (ry) Form 1000, (rz) Form 1000, (sa) Form 1000, (sb) Form 1000, (sc) Form 1000, (sd) Form 1000, (se) Form 1000, (sf) Form 1000, (sg) Form 1000, (sh) Form 1000, (si) Form 1000, (sj) Form 1000, (sk) Form 1000, (sl) Form 1000, (sm) Form 1000, (sn) Form 1000, (so) Form 1000, (sp) Form 1000, (sq) Form 1000, (sr) Form 1000, (ss) Form 1000, (st) Form 1000, (su) Form 1000, (sv) Form 1000, (sw) Form 1000, (sx) Form 1000, (sy) Form 1000, (sz) Form 1000, (ta) Form 1000, (tb) Form 1000, (tc) Form 1000, (td) Form 1000, (te) Form 1000, (tf) Form 1000, (tg) Form 1000, (th) Form 1000, (ti) Form 1000, (tj) Form 1000, (tk) Form 1000, (tl) Form 1000, (tm) Form 1000, (tn) Form 1000, (to) Form 1000, (tp) Form 1000, (tq) Form 1000, (tr) Form 1000, (ts) Form 1000, (tt) Form 1000, (tu) Form 1000, (tv) Form 1000, (tw) Form 1000, (tx) Form 1000, (ty) Form 1000, (tz) Form 1000, (ua) Form 1000, (ub) Form 1000, (uc) Form 1000, (ud) Form 1000, (ue) Form 1000, (uf) Form 1000, (ug) Form 1000, (uh) Form 1000, (ui) Form 1000, (uj) Form 1000, (uk) Form 1000, (ul) Form 1000, (um) Form 1000, (un) Form 1000, (uo) Form 1000, (up) Form 1000, (uq) Form 1000, (ur) Form 1000, (us) Form 1000, (ut) Form 1000, (uu) Form 1000, (uv) Form 1000, (uw) Form 1000, (ux) Form 1000, (uy) Form 1000, (uz) Form 1000, (va) Form 1000, (vb) Form 1000, (vc) Form 1000, (vd) Form 1000, (ve) Form 1000, (vf) Form 1000, (vg) Form 1000, (vh) Form 1000, (vi) Form 1000, (vj) Form 1000, (vk) Form 1000, (vl) Form 1000, (vm) Form 1000, (vn) Form 1000, (vo) Form 1000, (vp) Form 1000, (vq) Form 1000, (vr) Form 1000, (vs) Form 1000, (vt) Form 1000, (vu) Form 1000, (vv) Form 1000, (vw) Form 1000, (vx) Form 1000, (vy) Form 1000, (vz) Form 1000, (wa) Form 1000, (wb) Form 1000, (wc) Form 1000, (wd) Form 1000, (we) Form 1000, (wf) Form 1000, (wg) Form 1000, (wh) Form 1000, (wi) Form 1000, (wj) Form 1000, (wk) Form 1000, (wl) Form 1000, (wm) Form 1000, (wn) Form 1000, (wo) Form 1000, (wp) Form 1000, (wq) Form 1000, (wr) Form 1000, (ws) Form 1000, (wt) Form 1000, (wu) Form 1000, (wv) Form 1000, (ww) Form 1000, (wx) Form 1000, (wy) Form 1000, (wz) Form 1000, (xa) Form 1000, (xb) Form 1000, (xc) Form 1000, (xd) Form 1000, (xe) Form 1000, (xf) Form 1000, (xg) Form 1000, (xh) Form 1000, (xi) Form 1000, (xj) Form 1000, (xk) Form 1000, (xl) Form 1000, (xm) Form 1000, (xn) Form 1000, (xo) Form 1000, (xp) Form 1000, (xq) Form 1000, (xr) Form 1000, (xs) Form 1000, (xt) Form 1000, (xu) Form 1000, (xv) Form 1000, (xw) Form 1000, (xx) Form 1000, (xy) Form 1000, (xz) Form 1000, (ya) Form 1000, (yb) Form 1000, (yc) Form 1000, (yd) Form 1000, (ye) Form 1000, (yf) Form 1000, (yg) Form 1000, (yh) Form 1000, (yi) Form 1000, (yj) Form 1000, (yk) Form 1000, (yl) Form 1000, (ym) Form 1000, (yn) Form 1000, (yo) Form 1000, (yp) Form 1000, (yq) Form 1000, (yr) Form 1000, (ys) Form 1000, (yt) Form 1000, (yu) Form 1000, (yv) Form 1000, (yw) Form 1000, (yx) Form 1000, (yy) Form 1000, (yz) Form 1000, (za) Form 1000, (zb) Form 1000, (zc) Form 1000, (zd) Form 1000, (ze) Form 1000, (zf) Form 1000, (zg) Form 1000, (zh) Form 1000, (zi) Form 1000, (zj) Form 1000, (zk) Form 1000, (zl) Form 1000, (zm) Form 1000, (zn) Form 1000, (zo) Form 1000, (zp) Form 1000, (zq) Form 1000, (zr) Form 1000, (zs) Form 1000, (zt) Form 1000, (zu) Form 1000, (zv) Form 1000, (zw) Form 1000, (zx) Form 1000, (zy) Form 1000, (zz) Form 1000



LEGEND:

- Found 1/2" iron rod
- Found 3/8" iron rod
- ⊙ Found 5/8" iron rod
- ⊙ Found 1" iron pipe
- ⊙ Found 1/2" iron rod w/yellow cap stamped "RPLS 4748"
- Set 1/2" iron rod w/yellow cap stamped "RPLS 5345"
- ⊙ Water meter
- ⊙ Electric meter

B.S.L. Building setback line

—x— Wire fences

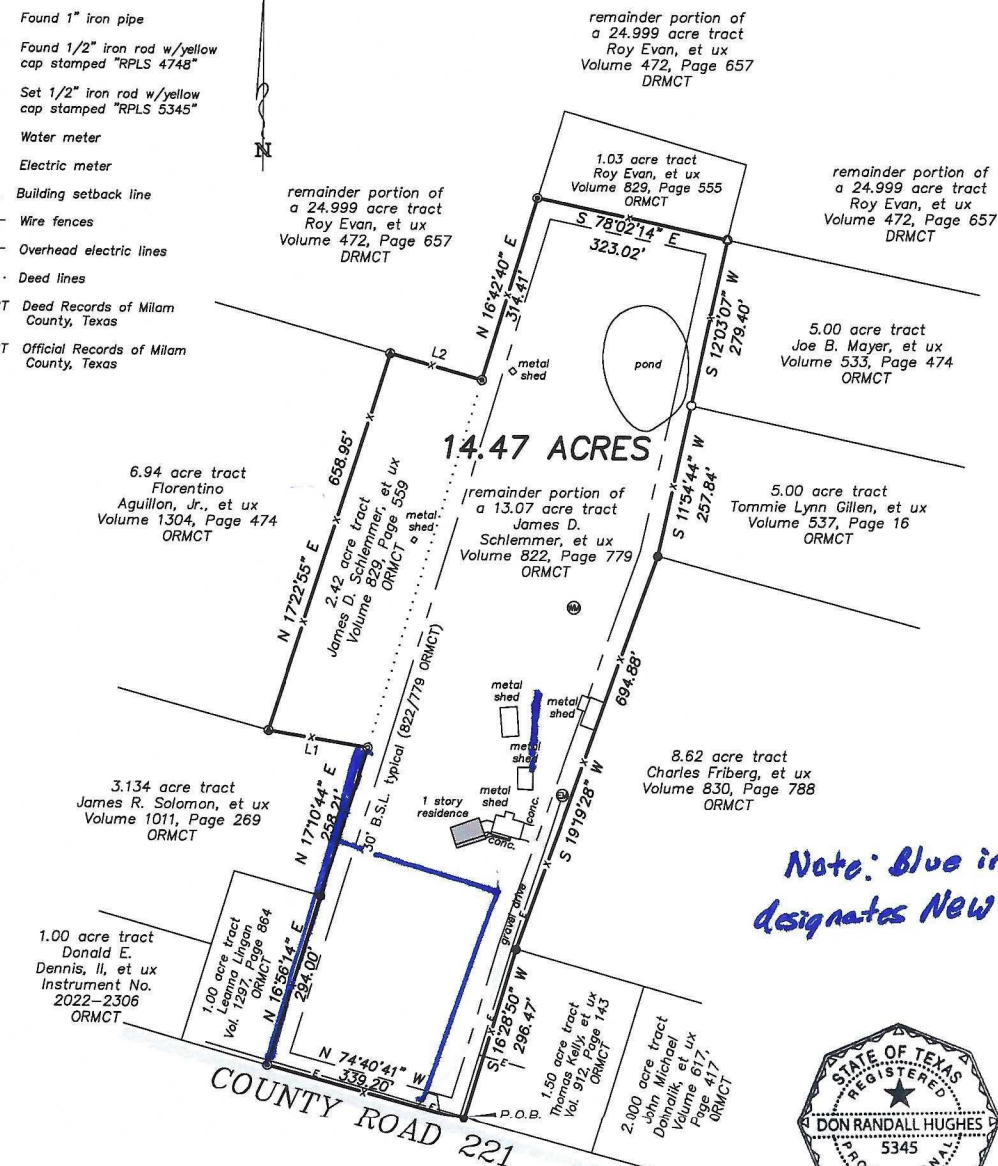
—E— Overhead electric lines

..... Deed lines

DRMCT Deed Records of Milam County, Texas

ORMCT Official Records of Milam County, Texas

# SARAH WILHELM SURVEY, A-69 MILAM COUNTY, TEXAS



Note: Blue ink  
designates New fencing.



LINE	BEARING	DISTANCE
L1	N 80°33'24" W	167.19'
L2	S 74°26'03" E	158.31'

Only those easements listed in Commitment for Title Insurance G.F. No. M220717, issued September 20, 2022 and relisted below were considered for this survey. No further search of the public record for easements was made by Hughes Surveying, or the undersigned:

The following affect subject tract as noted:

i. 30' B.S.L. (822/779 ORMCT)

The following may affect subject tract, unable to determine location from description:

- k. 10' wide easement to Salem Elm Ridge WSC (356/250 DRMCT)
- l. easement to Texas Power & Light Company (445/23 DRMCT)
- o. 15' wide easement to Salem Elm Ridge WSC (547/3 ORMCT)
- p. 15' wide easement to Salem Elm Ridge WSC (816/904 ORMCT)

The following does not affect subject tract:

- j. easement to Texas Power & Light Company and Southwestern Bell Telephone Co. (307/304 DRMCT)
- n. easement to Texas Power & Light Company (478/859 DRMCT)

This plat is to accompany a fieldnote description of the 14.47 acre tract of land shown hereon.

All bearings shown hereon are referenced to Texas State Plane Coordinates, NAD 83, Texas Central Zone.

I, Don Randall Hughes, do hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on September 20, 2022.

Don Randall Hughes Registered Professional Land Surveyor No. 5345

DATE:	9-20-22
JOB NO.:	7146
DRAWN BY:	LEM
DWG. NO.:	11-1057
SCALE:	1"=200'

Hughes Surveying

Texas Board of Professional Engineers and Land Surveyors, Firm Number 10055300

P. O. BOX 1135  
212 N. CENTRAL AVENUE  
CAMERON, TEXAS 76520  
PHONE (254) 697-3646 FAX (254) 697-8776

*[Signature]*