

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

Date: 8-4-25 GF No. _____

Name of Affiant(s): 504 Fairwinds, LLC by Louise B. Preuss, 504 Fairwinds, LLC by Samuel Preuss

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, 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:) 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.

Louise B. Preuss
504 Fairwinds, LLC by Louise B. Preuss and Samuel Preuss

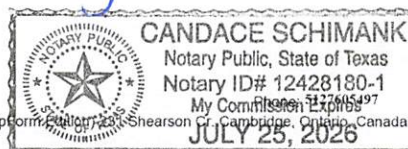
[Signature]

SWORN AND SUBSCRIBED this 4 day of August, 2025
Candace Schimank
Notary Public

(TXR-1907) 02-01-2010

Carol Matous-Jim Currey Realty, 221 Ackerman Rockdale TX 76567
Carol Worley

Produced with Lone Wolf Transactions (zipform.com) 231 Shearson Cr. Cambridge, Ontario, Canada M1T 1J5 www.lwolf.com



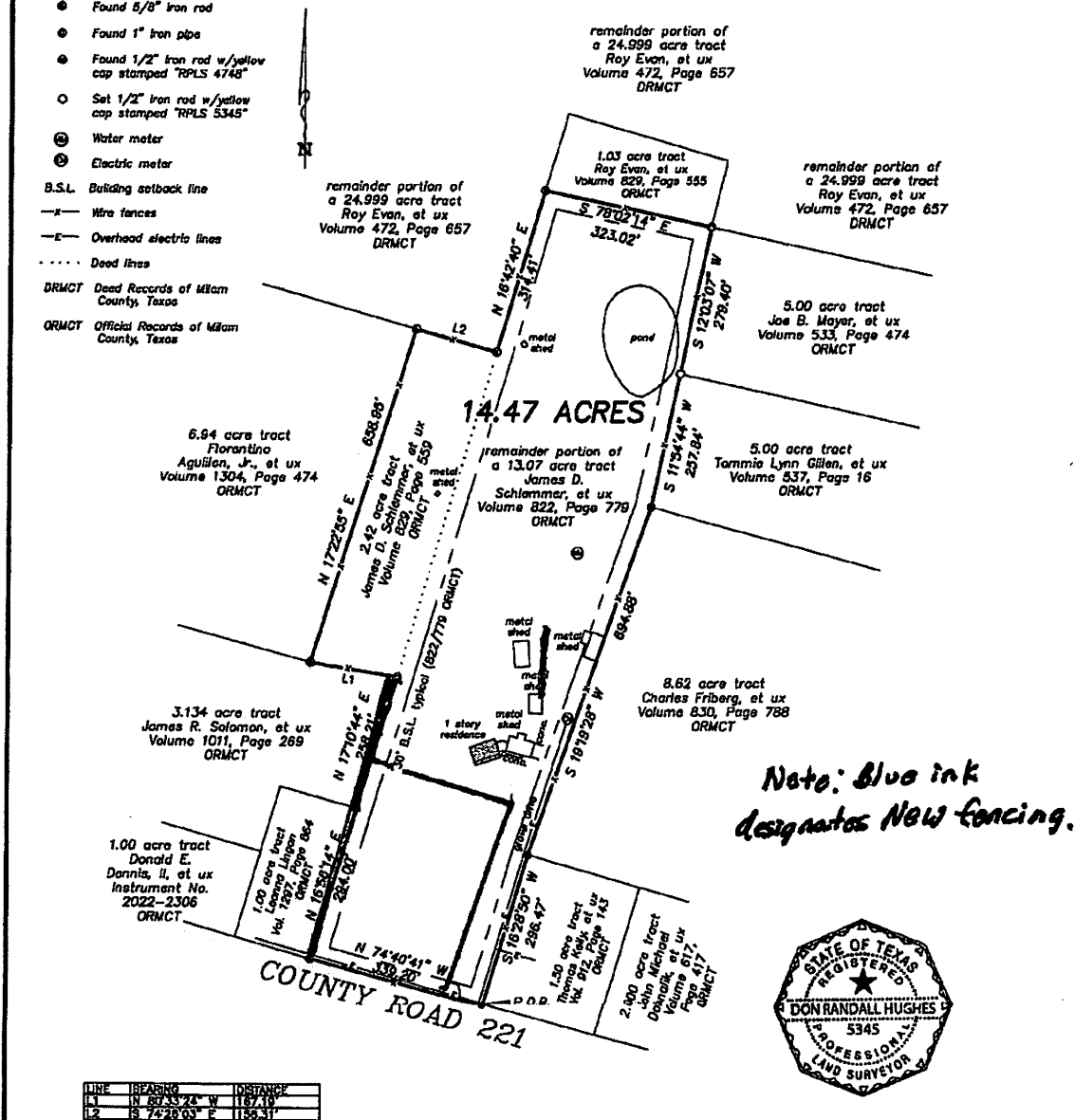
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550 CR 221,

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
- Dead lines
- DRMCT Dead Records of Milam County, Texas
- ORMCT Official Records of Milam County, Texas

SARAH WILHELM SURVEY, A-69
MILAM COUNTY, TEXAS



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

Only those easements listed in Commitment for Title Insurance G.F. No. M220717, issued September 20, 2022 and related 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:

1. 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 (358/250 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 (816/804 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)

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 10035300
P. O. BOX 1135
212 N. CENTRAL AVENUE
CAMERON, TEXAS 76520
PHONE (254) 697-3646 FAX (254) 697-8776

[Signature]