

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: November 20, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): Blue Collar Investors LLC,

Address of Affiant: 15807 Lakeview Dr., Beach City, TX 77523

Description of Property: 37 RWJ AIRPARK

County Chambers, Texas

Date of Survey: July 23, 2024

"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 TX 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, decks, 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):

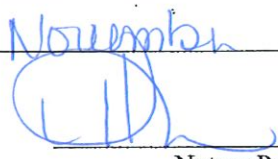
None

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.

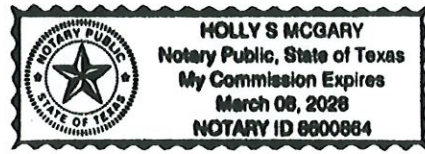
6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

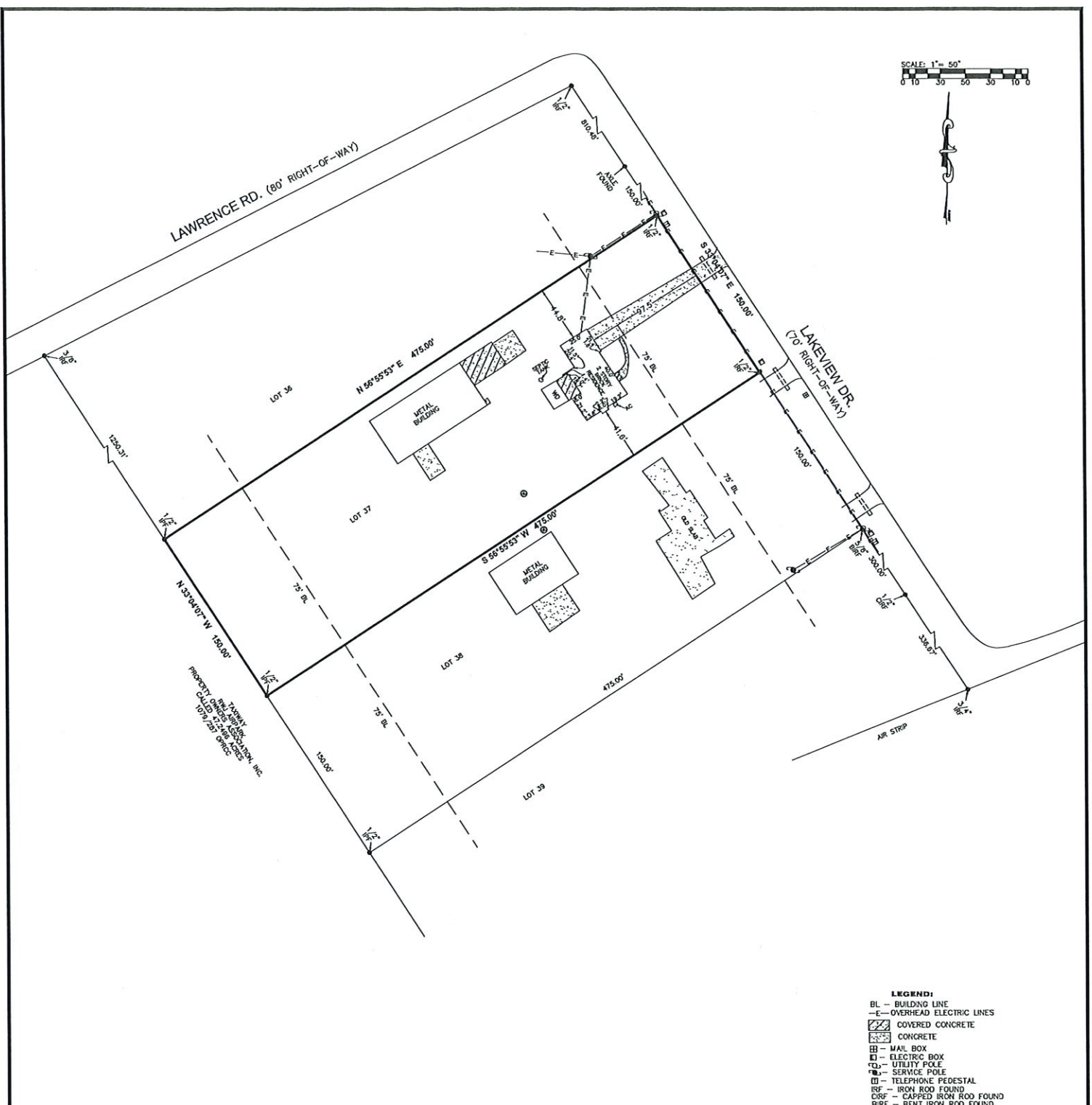
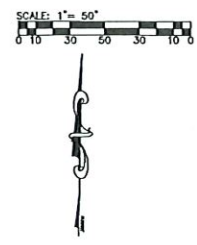
<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p> Affiant Blue Collar Investors LLC</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p>_____ Affiant</p>
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SWORN AND SUBSCRIBED this 20 day of November, 2024



Notary Public





**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF RWJ APPROX. RECORDED IN VOLUME 75, PAGE 84, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
2. SURVEY DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN AND AS IDENTIFIED BY NO. CH-811-CIT-47747474 OF CHAMBERS COUNTY, TEXAS.
3. THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PROVIDED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS SURVEY WAS PREPARED. WITHOUT UNDERSTANDING THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE WRITTEN CONSENT OF WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
7. ALL 5/8\"/>

**SCHEDULE B ITEMS**

8. EASEMENT FOR SUN OL COMPANY PIPELINE RIGHTS-OF-WAY TRaversing THE SUBJECT PROPERTY. (DOES NOT PERTAIN TO SUBJECT TRACT)
9. PIPELINE RIGHTS-OF-WAY EASEMENTS IN FAVOR OF SUN PIPELINE COMPANY, AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 97, PAGE 428, PAGE 84, PAGE 248 (DOES NOT PERTAIN TO SUBJECT TRACT), VOLUME 65, PAGE 472, VOLUME 132, PAGE 503, VOLUME 142, PAGE 178, VOLUME 160, PAGE 343, PG 111, PAGE 8, VOLUME 193, PAGE 300, VOLUME 198, PAGE 423, VOLUME 325, PAGE 444, AND VOLUME 372, PAGE 404 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (ALL BLANKET NOT PLATABLE)
10. PIPELINE RIGHTS-OF-WAY EASEMENTS IN FAVOR OF HANBLE OIL & REFINING CO. AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 29, PAGE 811 (BLANKET NOT PLATABLE), VOLUME 65, PAGE 447 (BLANKET NOT PLATABLE), AND VOLUME 71, PAGE 504 (DOES NOT PERTAIN TO SUBJECT TRACT) OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS.
11. PIPELINE RIGHTS-OF-WAY EASEMENT IN FAVOR OF TENNESSEE GAS TRANSMISSION COMPANY, AS SET FORTH IN INSTRUMENTS RECORDED IN VOLUME 221, PAGE 448 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

**SURVEYOR'S CERTIFICATION**

TO: CHAMBERS TITLE, JOHN BELL AND SARAH BELL, EXCLUSIVELY.

I, TIM WELLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JULY 23, 2024. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I AM AWARE OF EXCEPT AS SHOWN HEREON. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



- LEGEND:**
- BL - BUILDING LINE
  - E- OVERHEAD ELECTRIC LINES
  - COVERED CONCRETE
  - CONCRETE
  - MB - MAIL BOX
  - EQ - ELECTRIC BOX
  - UP - UTILITY POLE
  - SP - SERVICE POLE
  - TP - TELEPHONE PEDESTAL
  - IRF - IRON ROD FOUND
  - CRF - CAPPED IRON ROD FOUND
  - BRF - BENT IRON ROD FOUND
  - IPF - IRON PIPE FOUND
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - W.D. - WOOD DECK
  - AC - AIR CONDITIONER
  - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
  - W - WATER WELL

PROPERTY LIES WITHIN FLOOD ZONE 'X' ACCORDING TO F.I.R.M. NO. 480710019X DATED MAY 04, 2013. BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY ADOPT GREATER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

**SURVEY OF**

THE SURFACE ESTATE ONLY OF LOT 37, OF RWJ APPROX. A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 80 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 15407 LAKEVIEW DR. BRACH CITY, TX 77583	BUYER: JOHN BELL & SARAH BELL
TPLS LICENSE # 10193909 712 F.M. 682 ANAHUAC, TX 77514 (409) 267-3002	
Copyright 2024 www.wellsandsurvey.com	
JOB NO: 403-24	DATE: 07-23-24
DRAWN BY: AL	SCALE: 1" = 60'