

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

Date: October 1, 2023

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

Name of Affiant(s): WM Medical Consultants LLC

Address of Affiant: 150 E. Rosewood Avenue, San Antonio, TX 78212-2328

Description of Property: Survey plat attached of 16.9 acres Cornelius Crenshaw Survey Abstract # 68, City of Lockhart, Caldwell Count, TX  
County Caldwell, 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 October 28, 2004 there have been no:

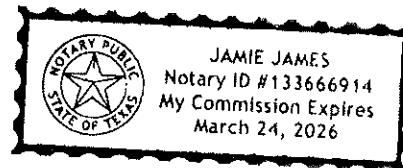
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

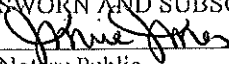
EXCEPT for the following (If None, Insert "None" Below:) The City of Lockhart's planning Department will require the abandonment of a part of City Line Road and the installation of a roadway, a part of Windsor Road to the south of SH 142 connecting to the remainder of City Line Road. This will create a parcel of appx. 1.81 acres after the acquisition of 1/2 of the abandoned part of City Line Road. The total parcels of two created from the parent tract will be less than 16.9 acres. The 80 foot roadway acreage exceeds that of the abandoned part of City Line Road that will go to the seller.

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.

  
\_\_\_\_\_  
Brian S. Johnson



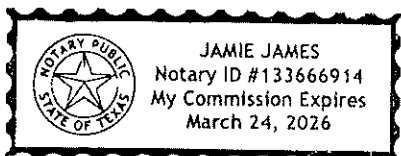
SWORN AND SUBSCRIBED this 10 day of October, 2023  
  
\_\_\_\_\_  
Notary Public

The Undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to the execution of a binding contract for the purchase of the real property described in such notice or at

SELLER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF CALDWELL       §

This instrument was acknowledged before me on the 10 day of October, 2023, by Brian Johnson, as Seller, for the purposes recited herein.



Jamie James  
Notary Public, State of Texas

Notary Seal:

PURCHASER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF CALDWELL       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, as Purchaser, for the purposes recited herein.

\_\_\_\_\_  
Notary Public, State of Texas

Notary Seal:

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS   §  
  §  
COUNTY OF Limestone   §

This instrument was acknowledged before me on the 10 day of October, 2023, by Brian Johnson, \_\_\_\_\_ of WM Medical Consultants a Texas corporation/limited liability company, on behalf of said corporation/company.

  
\_\_\_\_\_

Notary Public, State of Texas

Notary Seal:

