

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

Date: August 5, 2019 GF No. _____

Name of Affiant(s): Levon Turner

Address of Affiant: 2419 FM 3152 Livingston TX 77351

Description of Property: ABST 541 H L SHAVER SURVEY TRACT 7 SERIAL #1 PH179342A LABEL #1 PF50860521
County Polk, 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."): William and Levon Turner

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 2008 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.

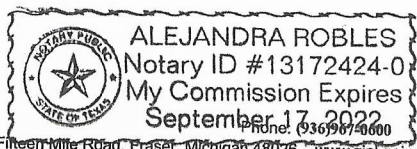
EXCEPT for the following (If None, Insert "None" Below): None

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.

William Turner PA
Levon Turner

SWORN AND SUBSCRIBED this 5th day of August, 2019
Alejandra Robles
Notary Public



(TXR-1907) 02-01-2010

Burton Properties, 137 Old Mill Road Livingston TX 77351
Sandra Hasty

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Fax: (936)967-4450

WIRT DAVIS ESTATES
35.0 AC.
Volume 145, Page 580 O.R.

P.O.B. N 69°13' E 107.23'
CM
Fnd. 3/8"
In. Rod

Fnd. 3/8"
In. Rod

1.506 ACRES

JAMES TURK 1.51 AC.
Volume 773, Page 587 O.R.

BILLY RAY DAUCE 1.51 AC.
Volume 1506, Page 707 O.R.

Fnd. 3/8"
In. Rod
at 50.09'

N 25°48' W 495.83'

S 33°43' E 455.61'

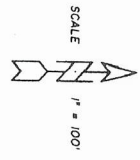
(0.186 AC. IN R.O.W.)
Rt. 1908 .86' L=173.24'

JIMMY A. CLIFTON 2.41 AC.
Volume 1398, Page 724 O.R.

Fnd. 3/8"
In. Rod
at 405.67'

BEARINGS ARE BASED ON DEED CALL.
CM DENOTES CONTROLLING MONUMENT.
-X- DENOTES FENCE LINE.
-E- DENOTES ELECTRIC LINE.
NOTE: THIS SURVEY DOES NOT CERTIFY
TO ANY PROPERTY ADDRESS.

BUYER:
ETHEL BALDWIN



SURVEY PLAT SHOWING

1.506 ACRES OF LAND AS SITUATED IN THE H. L. SHAVER SURVEY, A-941, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 1.51 ACRE TRACT CONVEYED BY WILBORN E. STUTTS TO JAMES T. TURK AND DIANE TURK AS DESCRIBED IN DEED RECORDED IN VOLUME 1348, PAGE 548 OF THE OFFICIAL RECORDS OF SAID POLK COUNTY, TEXAS.

TO THE LIEN HOLDER AND/OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, JAMES K. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1962, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT OF WAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
SURVEYED: JUNE 7, 2007

BY: *James K. Johnson*
JAMES K. JOHNSON, R.P.L.S. No. 1962, TEXAS



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Livingston SURVEYING & MAPPING
P.O. BOX 900, LIVINGSTON, TEXAS 77351 936/237-5816

"METES & BOUNDS" DESCRIPTION
H. L. SHAVER SURVEY, A-541
POLK COUNTY, TEXAS
1.506 ACRES
Ethel Baldwin

FIELDNOTES TO 1.506 ACRES OF LAND AS SITUATED IN THE H. L. SHAVER SURVEY, A-541, POLK COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN CALLED 1.51 ACRE TRACT CONVEYED BY WILBORN E. STUTTS TO JAMES T. TURK AND DIANE TURK AS DESCRIBED IN DEED RECORDED IN VOLUME 1348, PAGE 548 OF THE OFFICIAL RECORDS OF SAID COUNTY. SAID 1.506 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of this tract on an interior line of the Wirt Davis Estate 35.0 acre tract described in Volume 148, Page 580 of the deed records of said county and being the northeast corner of the Billy Ray Daigle 1.51 acre tract described in Volume 1506, Page 707 of said official records;

THENCE: N 69° 13' E 107.23 Ft., with said 35.0 acre interior line, to a 3/8 inch iron rod found for the northeast corner of this tract, same being the northwest corner of the James Turk 1.51 acre tract described in Volume 775, Page 567 of said official records;

THENCE: S 33° 43' E with the west line of said Turk 1.51 acres, at 405.67 Ft. pass a 3/8 inch iron rod found for reference corner, **in all** 455.61 Ft to a point for the southeast corner of this tract in the center of F. M. Highway 3152, same being on the north line of the Jimmy A. Clifton 2.41 acre tract recorded in Volume 1398, Page 724 of said official records and described as the First Tract in Partition Deed recorded in Volume 267, Page 951 of said deed records and being the southwest corner of said Turk 1.51 acre tract;

THENCE: Southwesterly 173.24 Ft., with said 2.41 acre north line and with the center of F. M. Highway 3152, in a curve to the left having a central angle of 05° 11'50" a radius of 1909.86 Ft. and a long chord bearing S 52° 28'39"W 173.18 Ft. to a point for the southwest corner of this tract, same being the southeast corner of said Daigle 1.51 acre tract;

THENCE: N 25° 48' W with the east line of said Daigle 1.51 acres, at 50.09 Ft. pass a 3/8 inch iron rod found for reference corner, **in all** 495.83 Ft. to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUND 1.506 ACRES OF LAND OF WHICH 0.195 ACRE LIES WITHIN THE RIGHT OF WAY OF F. M. HIGHWAY 3152.**

The bearings recited herein are based on deed call. All corners referred to as "1/2 inch iron rod set" have a cap stamped "LSMC PLS 1962". This description was prepared from an actual survey made on the ground under my supervision on June 7, 2007.

LIVINGSTON SURVEYING & MAPPING CORPORATION
LIVINGSTON, TEXAS

BY: _____
JAMES K. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1962

