

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

Date: 8-15-19

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

Name of Affiant(s): Faith Ann Nichols

Address of Affiant: PO BOX 609

Description of Property: ABS 9 WM CHASE, ACRES 0.5100

County Lavaca, 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 MAY 7TH, 2018 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): Build covered porch

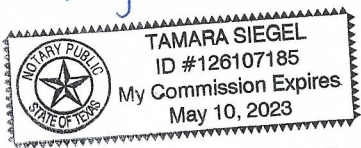
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Faith Ann Nichols  
**Faith Ann Nichols**

SWORN AND SUBSCRIBED this 15th day of August, 2019

Tamara Siegel  
Notary Public



(TXR-1907) 02-01-2010



# BARTON & ASSOCIATES LAND SURVEYING

2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

## 0.51 ACRE TRACT

### Field Notes Description

Being the same 0.51 acre tract conveyed from Michael J. Moeller to Frank and Yolanda Orsak by Warranty Deed dated June 10, 1992 and recorded in Volume 8, Page 758 of the Deed Records of Lavaca County, Texas, also comprise of a portion of the William Chase League, Abstract No. 9

Being more fully described by metes and bounds as follows:

**BEGINNING:** 5/8" iron rod with cap stamped "RPLS 6368" set at the intersection of the south right of way line of Jackson Street and the west right of way line of South Lavaca Street (State Highway 95), for the northeast corner of this herein described tract;

**THENCE:** S 05°05'38" E -150.00 feet along the west right of way line of said South Lavaca Street and the east line of this herein described tract to a 3/4" iron rod found at the northeast corner of a 0.57 acre tract described in deed recorded in Volume 269, Page 323 of the Deed Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

**THENCE:** N 87°24'38" W -150.00 feet along the north line of said 0.57 acre tract and the south line of this herein described tract to a 1/2" iron rod found in the east line of a 2.48 acre tract being the remaining portion of a 3.56 acre tract conveyed to Dennis J. and Lorene Fishbeck by deed recorded in Volume 242, Page 53 of the Deed Records of Lavaca County, Texas, for the southwest corner of this herein described tract;

**THENCE:** N 05°05'38" W -150.00 feet along the east line of said 2.48 acre tract and the west line of this herein described tract to a 1/2" iron rod found in the south right of way line of said Jackson Street and at the northeast corner of said 2.48 acre tract, for the northwest corner of this herein described tract;

**THENCE:** S 87°24'38" E -150.00 feet along the south right of way line of said Jackson Street and the north line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.51 acre tract, more or less.

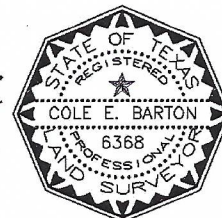
NOTE: A Survey Plat representing a graphic image of this description styled as "0.51 acre tract," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

May 7, 2018

Job No. 1805001

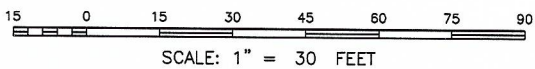
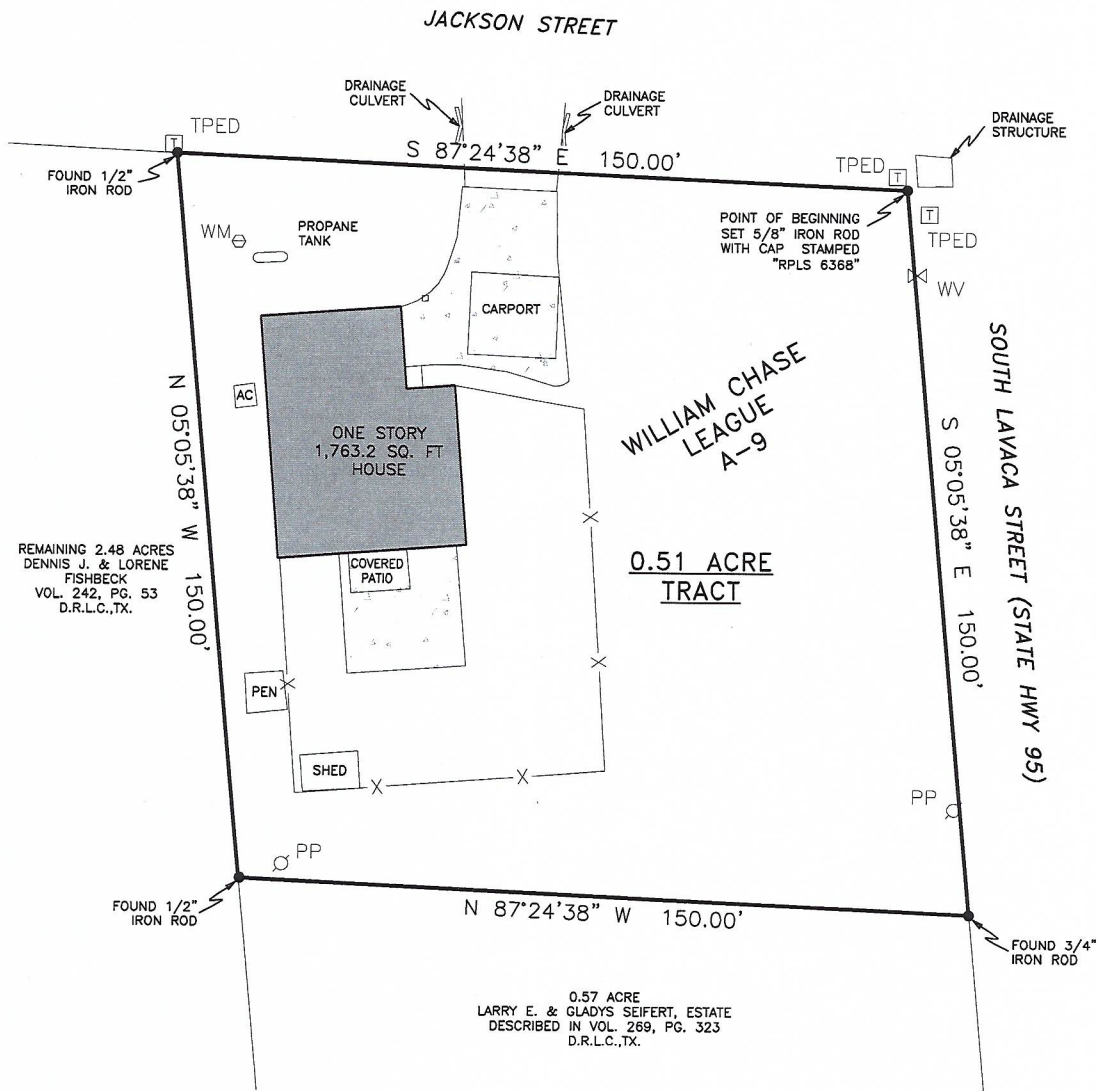
AF

  
COLE E. BARTON  
R.P.L.S. No. 6368



# LEGEND

- FENCE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- CONCRETE



I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 5/2/18. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Cole E. Barton*

COLE E. BARTON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 6368



2221 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284  
 TEXAS LICENSED SURVEYING FIRM 32194009  
 THE INTERSECTION OF QUALITY AND EFFICIENCY

**0.51 ACRE TRACT**

BEING THE SAME 0.51 ACRE TRACT CONVEYED FROM MICHAEL J. MOELLER TO FRANK AND YOLANDA ORSAK BY WARRANTY DEED DATED JUNE 10, 1999 AND RECORDED IN VOLUME R PAGE 788 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS, ALSO COMPRISE OF A PORTION OF THE WILLIAM CHASE LEAGUE, ABSTRACT NO. 9

Completion Date: 5/6/18	File Name: BOUNDARY.DWG
Scale: 1"=30'	Surveyed by: LB/B
Drawn by: AF	Checked by: CB

JOB #: 1805001