

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

Date: October 7, 2019

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

Name of Affiant(s): Crowder, Tommie I

Address of Affiant: 7129 N State Hwy 19, Trinity, TX 75862

Description of Property: A033363 Jarvis, Elijah M, Tract 02 Pt of, 5.0 Acres

County Trinity, 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 2-5-2016 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 addition of a chain link fence near and adjacent to the house in the back yard.

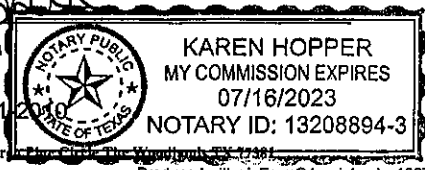
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Tommie Crowder

SWORN AND SUBSCRIBED this 7th day of October, 2019

Notary Public



(TXR-1907) 02-01

# BILL RASBEARY & ASSOCIATES, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR  
1150 Lacey Four Road, Groveton Texas 75845-2316  
Phone: (936) 642-0032

INVOICE NO. 1610

February 5, 2016

Clients: Tommie Crowder

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Re: Corner and Boundary Location on a 5.00 acre tract  
ELIJAH M. JARVIS SURVEY, A-363

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Record Work, Traverse, Set Corner, Boundary line  
Marking

Sub-Total  
Sales Tax  
Total

\$ 1,034.93  
\$ 61.13  
\$ 1,096.05

*Pd Chk # 1004*

*Bill P. Rasbeary*

THANK YOU FOR ALLOWING US  
TO SERVE YOU

BEING 5.00 acres of land within the ELIJAH M. JARVIS SURVEY, Abstract No. 363, Trinity County, Texas and being out of and a part of a called 149.0 acre tract described in a deed from The Veterans Land Board of Texas to Charlie Eugene Moore dated May 17, 1976 and recorded in Volume 365, Page 36, Deed records of Trinity County. Said 5.00 acre tract being more definitely described as follows:

COMMENCING, for reference only, at the northeast corner of said 149.0 acre tract, found a 4" square concrete monument with nail in center for corner in the west right-of-line of State Highway No. 19, from which a concrete right-of-way monument bears North 05° 00 min East - 1.7 feet;

THENCE South 05° 00 min 00 sec West, with the east line of said 149.0 acres and the west right-of-way line of State Highway No. 19 for a distance of 230.56 feet to the northeast corner of the 5.00 acre tract herein described and the PLACE OF BEGINNING, set a 1/2" iron rod for corner;

THENCE South 05° 00 min 00 sec West, continuing with the east line of said 149.0 acres and the west right-of-way line of State Highway No. 19 for a distance of 444.45 feet to a 1/2" iron rod set for corner;

THENCE North 85° 00 min 00 sec West for a distance of 490.05 feet to a 1/2" iron rod set for corner within said 149.0 acres;

THENCE North 05° 00 min 00 sec East for a distance of 444.45 feet to a 1/2" iron rod set for corner within said 149.0 acres;

THENCE South 85° 00 min 00 sec East for a distance of 490.05 feet to the PLACE OF BEGINNING.

**EXHIBIT A**

LIZA DAVIS SUR. A-158

Coil 151.4 ac. TRACT 117 V. 682, P. 681, O.R.

Find 4 3/4" Conc. Mon. in post hole at N 20° E - 34.0' find 1 1/2" Elm. S 72° W - 5.45' find 1 1/2" Elm. S 77° E - 18.0' find 6" Elm. S 89° N 28° W - 12.1'

0.89 Ac. Imp. encroachment

TRACT - 1 22.52 AC.

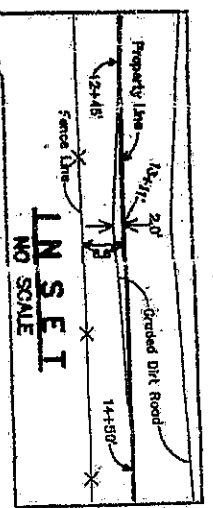
Residue Coil 149.0 Ac. V. 365, P. 36, D.R.

(Total Surveyed - 25.04 Ac.)

TRACT - 2 22.52 AC.

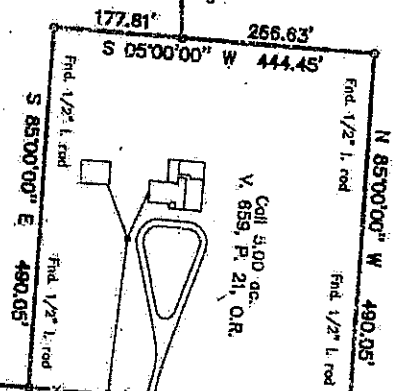
IAH M. JARVIS SUR. A-363

Coil 26.16 ac. SECOND TR. V. 638, P. 588, O.R.



Find 4 3/4" Conc. Mon. find Conc. ROD W. Mon. N 05° E - 1.7'

Coil 5.00 ac. V. 659, P. 21, O.R.



STATE HWY. NO. 18

RDWAY 1/2" O.R.

N 00°04'34" W 368.91'

443.78'

Set 1/2" l. rod with plastic cap

S 89°11'00" W

N 89°09'24" E

S 88°13'00" W

244.83'

Find 1/2" l. rod

Find 1/2" l. rod

Set 1/2" l. rod with plastic cap

Find 1/2" l. rod

230.56'

S 05°00'00" W

Elec. Line