

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

Date: February 3, 2020

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

Name of Affiant(s): TRACY STRANE,

Address of Affiant: 390 N Major Dr, Beaumont, TX 77706-5611

Description of Property: H WILLIAMS-ABS 56 TR 291 SP-2 .749 AC

County beaumont, 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."):  
NA

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 DEC. 2015 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):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Tracy Strane  
\_\_\_\_\_  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 6<sup>th</sup> day of February, 2020

Maureen M. Croley  
Notary Public  
**tammy tinkle**

(TXR-1907) 02-01-2010



**EXHIBIT "A"**

Legal Description: 0.7539 Acre Tract or Parcel of Land  
 Hezekiah Williams, Sr. Survey, Abstract No. 56  
 Beaumont, Jefferson County, Texas

**BEING** a 0.7539 acre tract or parcel of land situated in the Hezekiah Williams, Sr. Survey, Abstract No. 56, Jefferson County, Texas and being out of and part of that certain tract of land as described in a deed from Sybil M. Gilbert to Jack Tinkle as recorded in Volume 1909, Page 332, Deed Records, Jefferson County, Texas and being out of and part of that certain called 0.805 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Jack Tinkle and wife, Rosa Pearl Tinkle to Jimmy Cobb and wife, Tammy Cobb as recorded in Film Code No. 103-39-1047, Official Public Records of Real Property, Jefferson County, Texas and being all of that certain called 0.805 acre tract, identified as TRACT I, and all of that certain called 0.0060 acre tract, identified as TRACT II, as described in a "Warranty Deed" from Tammy M. Cobb to John W. Tinkle, Sr. and Linda G. Tinkle as recorded in Film Code No. 2008016411, Official Public Records of Real Property, Jefferson County, Texas, save and except that certain called 0.0559 acre tract of land as described in a "General Warranty Deed" from Jimmy Cobb and Tammy Cobb to Mark F. Kennedy as recorded in Clerk's File No. 2005044255, Official Public Records of Real Property, Jefferson County, Texas, said 0.7539 acre tract being more particularly described as follows:

*NOTE: All bearings are referenced to the South line of the tract herein described as SOUTH 87°11'31" WEST as recorded in the above referenced Film Code No. 103-39-1047, Official Public Records of Real Property, Jefferson County, Texas.*

**BEGINNING** at a 1/2" iron rod found for the Southwest corner of the tract herein described, said corner also being the Southwest corner of the said John W. Tinkle, Sr. TRACT I and being the Northwest corner of that certain called 0.66 acre tract of land as described in a "General Warranty Deed" from Kenny Dean and wife, Vivian Dean to Melissa A. Dubea as recorded in Clerk's File No. 2008022349, Official Public Records of Real Property, Jefferson County, Texas and said corner being in the East right-of-way line of N. Major Drive (also known as F.M. Highway 364) and from said corner a found Texas Department of Transportation monument bears NORTH 10°17'20" WEST a distance of 0.31 feet;

**THENCE** NORTH 03°00'05" WEST, along and with the East right-of-way line of N. Major Drive and the West line of the said John W. Tinkle, Sr. TRACT I and TRACT II, for a distance of 145.70 feet to a scribed "X" set in a concrete driveway for corner, said corner being the Northwest corner of the said John W. Tinkle, Sr. TRACT II and the Southwest corner of the remainder of that certain called 0.717 acre tract of land as described in a "General Warranty Deed" from Thomas Victor Stovall, Jr. and Billie Jo Stovall to John Willis Tinkle, Sr. and Linda G. Tinkle as recorded in Clerk's File No. 2004037294, Official Public Records of Real Property, Jefferson County, Texas and from said corner a Texas Department of Transportation monument found for the Northwest corner of the remainder of the said 0.717 acre Tinkle tract bears NORTH 03°00'05" WEST a distance of 104.37 feet;

**THENCE** NORTH 88°12'33" EAST, along and with the boundary between the said John W. Tinkle, Sr. TRACT II and the remainder of the said 0.717 acre Tinkle tract, for a distance of 78.66 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" set for corner, said corner being the most Easterly corner of the said John W. Tinkle, Sr. TRACT II and angle point in the North line of the said John W. Tinkle, Sr. TRACT I and an angle point in the South line of the remainder of the said 0.717 acre Tinkle tract;

**THENCE** NORTH 88°12'11" EAST, along and with the along and with the boundary between the said John W. Tinkle, Sr. TRACT I and the remainder of the said 0.717 acre Tinkle tract, for a distance of 79.86 feet to a 5/8" iron rod with a cap stamped "M.W. Whiteley & Associates" set for corner, said corner being an exterior ell corner of the said John W. Tinkle, Sr. TRACT I and an interior ell corner of the remainder of the said 0.717 acre Tinkle tract;


**THENCE** SOUTH 01°12'55" EAST, continuing along and with the along and with the boundary between the said John W. Tinkle, Sr. TRACT I and the remainder of the said 0.717 acre Tinkle tract, for a distance of 25.00 feet to a 1/2" iron rod found for corner, said corner being an interior ell corner of the said John W. Tinkle, Sr. TRACT I and an exterior ell corner of the remainder of the said 0.717 acre Tinkle tract;

**THENCE** NORTH 88°16'56" EAST, continuing along and with the along and with the boundary between the said John W. Tinkle, Sr. TRACT I and the remainder of the said 0.717 acre Tinkle tract, for a distance of 86.15 feet to an iron rod with a cap stamped "F&S" found for corner, said corner being the Northeast corner of the said John W. Tinkle, Sr. TRACT I, the Southeast corner of the remainder of the said 0.717 acre Tinkle tract and the Northwest corner of the above referenced 0.0559 acre Kennedy tract and the Southwest corner of that certain called 0.0653 acre tract of land as described in a "General Warranty Deed" from John Willis Tinkle, Sr. and Linda G. Tinkle to Mark F. Kennedy as recorded in Clerk's File No. 2005044257, Official Public Records of Real Property, Jefferson County, Texas;

**THENCE** SOUTH 02°53'20" EAST, along and with the boundary between the said John W. Tinkle, Sr. TRACT I and the said 0.0559 acre Kennedy tract, for a distance of 116.26 feet to an iron rod with a cap stamped "F&S" found for corner, said corner being the Southeast corner of the said John W. Tinkle, Sr. TRACT I and the Southwest corner of the said 0.0559 acre Kennedy tract and being in the North line of that certain called 0.3378 acre tract of land as described in a "General Warranty Deed" from Vanessa M. Lachney and husband, Russell A. Lachney to Robert P. Verde as recorded in Clerk's File No. 2005032839, Official Public Records of Real Property, Jefferson County, Texas;

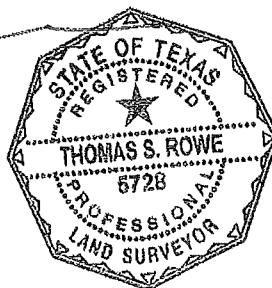
**THENCE** SOUTH 87°11'31" WEST, along and with the boundary between the said John W. Tinkle, Sr. TRACT I and the said 0.3378 acre Verde tract and the said 0.66 acre Dubea tract, for a distance of 243.61 feet to the **POINT OF BEGINNING** and containing 0.7539 Acres, more or less.

Surveyed on December 31, 2015. This legal description is being submitted along with a plat based on this survey (see EXHIBIT "B").

  
Thomas S. Rowe, RPLS No. 5728

TBPLS Firm No.: 10106700

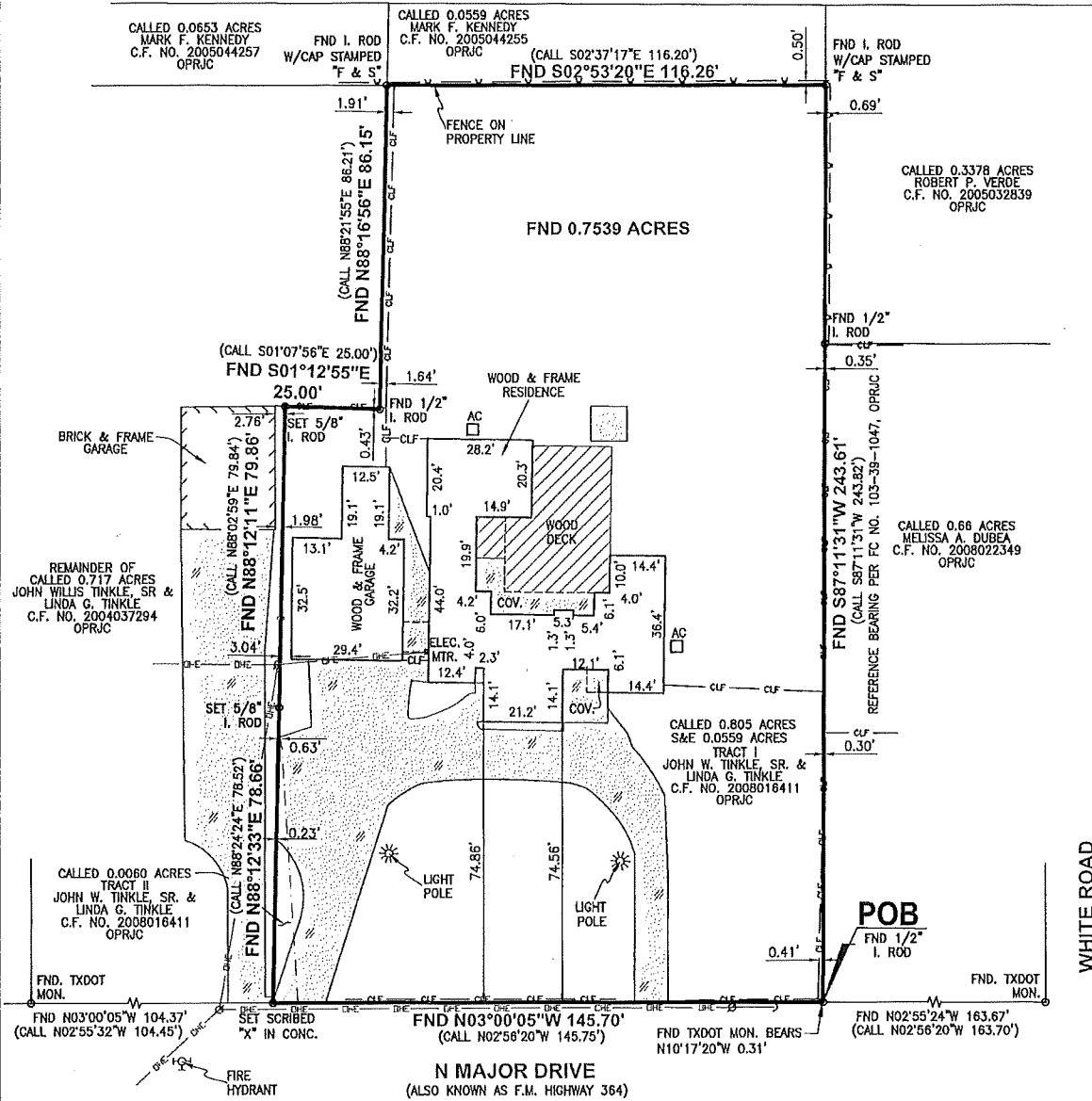
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**NOTE:**  
 1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.  
 2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.  
 3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

SCALE 1"=30'

DS  
 DS  
 KEM JM



**SURVEYOR'S CERTIFICATION:**

TO THE LEASOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE GUARANTY COMPANY: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS, ON THE SURFACE OF THE GROUND EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, ALL RECORDED EASEMENTS SHOWN AND NOTED PER STEWART TITLE GUARANTY COMPANY G.F. No. 1524539790

DATE SURVEYED: DECEMBER 30, 2015

*Thomas S. Rowe*  
 THOMAS S. ROWE REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728



**MARK W. WHITELEY AND ASSOCIATES INCORPORATED**  
 CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS  
 T.B.P.L.S. FIRM NO. 10106700

3250 EASTEX FRWY.  
 BEAUMONT, TEXAS 77703  
 (FAX) 409-892-1346

**EXHIBIT "B"**  
 REFER TO EXHIBIT "A" FOR LEGAL DESCRIPTION

390 N MAJOR DRIVE  
 BEAUMONT, TEXAS 77706

0.7539 Acre Tract or Parcel of Land  
 Hezekiah Williams, Sr. Survey, Abstract No. 56  
 Beaumont, Jefferson County, Texas

Owner: Tracy Strane

Census: 3.10

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 485457

Panel No.: 0050 D

Date of FIRM: 8-6-02

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark W. Whiteley and Associates does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "X" (white) are areas determined to be outside 500-year flood plain.

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