

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

Date: 7-9-2021

GF No. _____

Name of Affiant(s): Judy O. Regoda

Address of Affiant: 146 Murphy Farm Road

Description of Property: Morris J (CA-390) Tract 1.5, Area 5.41 known as 146 Murphy Farm Road.
County Walker, 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."): OWNER

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.

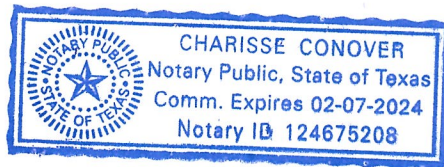
4. To the best of our actual knowledge and belief, since December of 2001 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary 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): mobile home has been removed as shown on survey

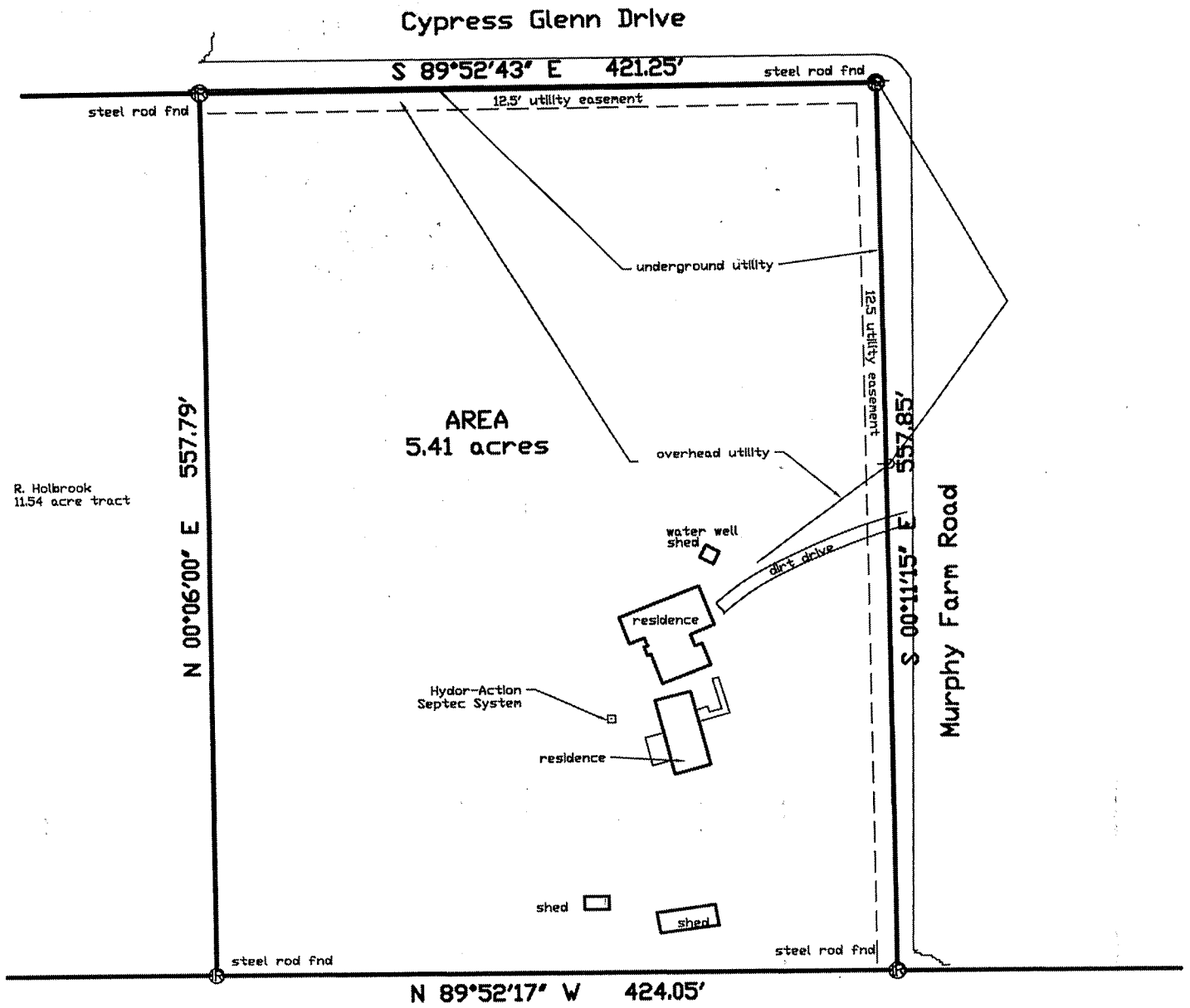
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

x Judy O. Regoda



SWORN AND SUBSCRIBED this 15th day of July, 2021
Charisse Conover
Notary Public



R. Holbrook
11.54 acre tract

L. V. Pentecost
214 acre tract

PEGODA.DWG

**SURVEY PLAT OF
ERNEST F. PEGODA
5.41 acre tract in the
JOHN MORRIS SURVEY, A-390**

- NOTES: 1) RECORD TITLE: Ernest Frank Pegoda and Laurie Pegoda
2) BUYER: n/a
3) STREET ADDRESS: 146 Murphy Farm Rd.
4) RECORDED: Vol 258, Pg 785 Official Record

Walker County, Texas
December 2001 Scale 1" = 100'
R.L. LANGE SURVEYORS
1224 University Ave, Suite 201
Huntsville, Texas 77340
Phone (936) 295-1352

This survey was prepared for the exclusive use for the transaction covered under GF NO. 20016147 dated November 1, 2001, of Huntsville Abstract & Title Company of Huntsville, Texas. Use or the reproduction of this survey is strictly prohibited without the written authorization of Ronald L. Lange, Registered Professional Surveyor. COPYRIGHT R.L. LANGE SURVEYORS 2001.

I, hereby certify that this survey was made on the ground under my supervision and that this plat correctly represents the facts as found at the time of survey.

DATED 17 December 2001

SIGNED

Ronald L. Lange
Ronald L. Lange
Registered Professional Surveyor
State of Texas No. 3958

A tract of land containing 5.41 acres being situated in the JOHN MORRIS Survey, Abstract number 390 of Walker County, Texas and being that tract of land described in that deed from C. Larry Farnsworth and Winona S. Farnsworth to Ernest Frank Pegoda and Laurie Pegoda as dated on August 2, 1995 and recorded in Volume 259, Page 785 of the Official Record of said county. Said 5.41 acres being more fully described as follows:

BEGINNING at a found STEEL ROD for the southeast corner of that tract of land herein described, marking the southwest corner of a 60 foot easement (Murphy Farm Road) as recorded in Volume 283, Page 324 of the Deed Record of said county, said rod being on the north line of the Lewis V. Pentecost 214 acre tract;

THENCE North 89 degrees 52 minutes 17 seconds West with the south line of that tract of land herein described and said north line of the Pentecost tract, a distance of 424.05 feet to a STEEL ROD for the southwest corner of that tract of land herein described, marking the southeast corner of the R. Holbrook 11.54 acre tract;

THENCE North 0 degrees 06 minutes 00 seconds East with the west line of that tract of land herein described and the east line of said Holbrook tract, a distance of 557.79 feet to a STEEL ROD for the northwest corner of that tract of land herein described, being on the south right of way line for Cypress Glenn Drive;

THENCE South 89 degrees 52 minutes 43 seconds East with the north line of that tract of land herein described and said south right of way line for Cypress Glenn Drive, a distance of 421.25 feet to a STEEL ROD for the northeast corner of that tract of land herein described, marking the southwest intersection corner of said Cypress Glenn Drive and said Murphy Farm Road;

THENCE South 0 degrees 11 minutes 15 seconds East with the east line of that tract of land herein described and the west right of way line for said Murphy Farm Road, a distance of 557.85 feet to the PLACE OF BEGINNING containing 5.41 acres.