

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

Date: July 30, 2021 GF No. \_\_\_\_\_

Name of Affiant(s): Jeffrey Reynolds, Emily A Reynolds

Address of Affiant: 2063 Robinson Lane, Madisonville, TX, TX 77864

Description of Property: A0030 JOHN TALBERT TRACT 5-2 3.0 ACRES

County Madison, 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."): None

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.

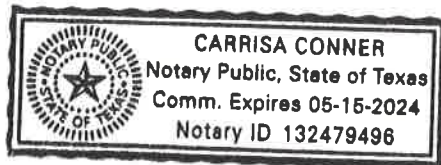
4. To the best of our actual knowledge and belief, since 2020 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. 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): Added cross fencing

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.

OK  
Emily Reynolds



SWORN AND SUBSCRIBED this 30 day of July, 2021

Notary Public [Signature]

(TXR-1907) 02-01-2010

Survey of 3.0000 acres (130,678.7 square feet), more or less, of land situated in the John Talbert Survey, Abstract 30, Madison County, Texas, and being the same tract as conveyed To Harold and Kathy Holtzclaw, in Volume 1698, Page 229, Official Public Records Madison County, Texas

Field notes description of 3.0000 acres (130,678.7 square feet), more or less, of land situated in the John Talbert Survey, Abstract 30, Madison County, Texas, and being the same tract as conveyed To Harold and Kathy Holtzclaw, in Volume 1698, Page 229, Official Public Records Madison County, Texas (O.P.R.M.C.T.), the said 3.0000 acres tract being more particularly described by metes and bounds description as follows:

**BEGINNING** at a 2 inch iron pipe found in the Right-of-Way (R.O.W.) of F.M. 1428, same point being in the west R.O.W. of County Road (C.R.) 118, for the east corner and the **"POINT OF BEGINNING"** of the herein described 3.0000 acre tract;

**THENCE** S 34°16'27" W, along and with the common boundary of the said west R.O.W. of C.R. 118 and the herein described 3.0000 acres, a distance of 474.60 feet to a 2 inch iron pipe found in the west R.O.W. of the said C.R. 118 for the south corner of the herein described 3.0000 acre tract;

**THENCE** N 59°28'24" W, departing the west boundary of the said C.R. 118, a distance of a distance of 257.22 feet to a 2 inch iron pipe found for the south corner of a called 11.691 acre tract of land as conveyed to Gordon & Brenda Coneley in Volume 629, Page 22, O.P.R.M.C.T. for the west corner of the herein described 3.0000 acre tract;

**THENCE** North 29°14'20" East, along and with the common boundary of the called 11.691 acres (Coneley tract), and the herein described 3.0000 acre tract, a distance of 466.99 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set in the south R.O.W. of the said F.M. 1428, for the north corner of the herein described 3.0000 acre tract;

**THENCE** S 60°45'40" E, along and with the common boundary of the south R.O.W. of F.M. 1428 and the herein described 3.0000 acres, a distance of 298.81 feet to the **"POINT OF BEGINNING"** and containing 3.0000 acres (130,678.7 square feet), more or less, inside the herein described .

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, Central Zone 4203.

**CERTIFICATION**

**This Plat represents a Boundary Survey of deed record as shown. Boundary lines are based on Located Monuments. This survey is for boundary only and may not disclose all of the existing easements, encumbrances and burdens attached to this said tract of land. Improvements may exist but are not shown.**



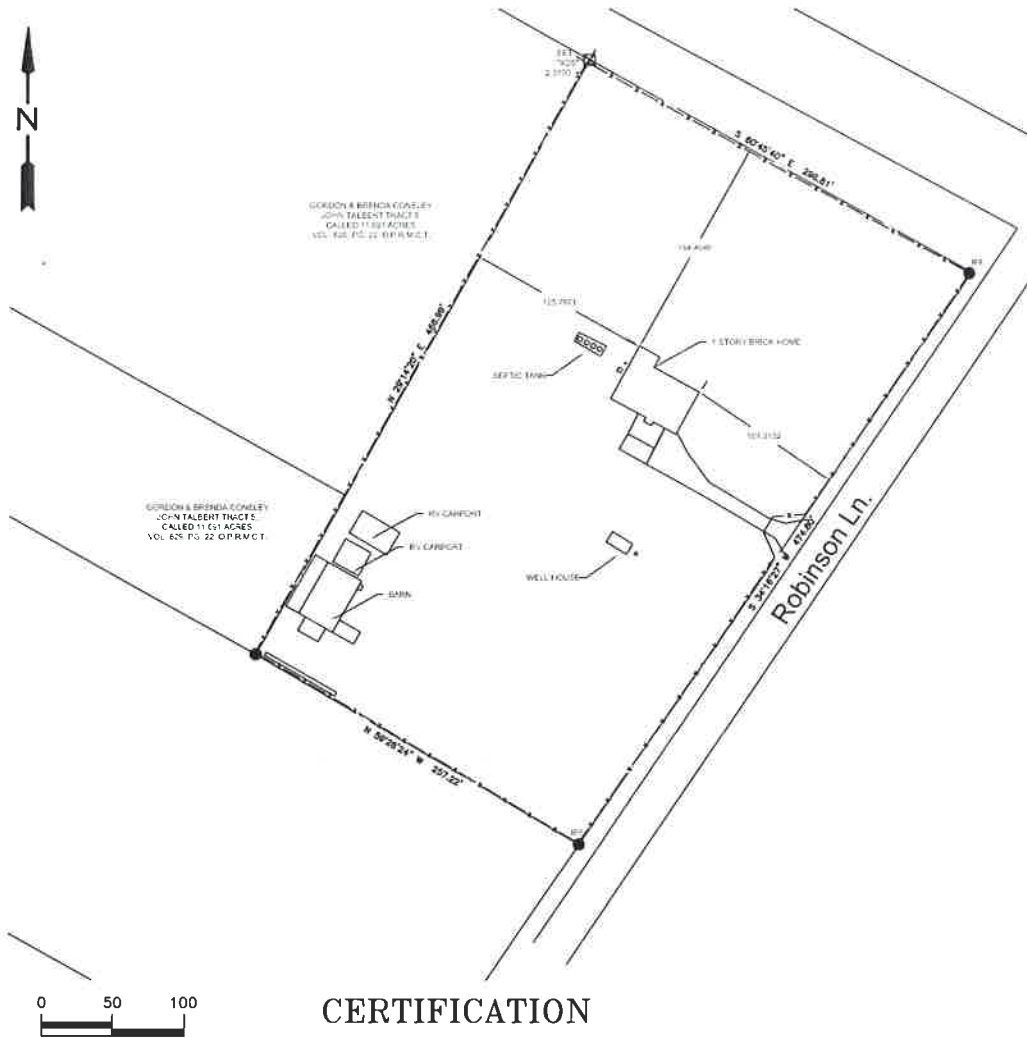
*Xavier Sandoval*

Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 12.16.19  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND**
- ✕ = Fence
  - ⊖ = Gas Line
  - <sup>MW</sup> = Monitoring Well
  - ⊗ = Sewer Cleanout
  - ⊕ = Water Meter
  - ⊞ = Telephone Pedestal
  - = Bollard
  - = Utility Easement R.O.W.
  - SB= Building Setback
  - U&E= Utilities & Easements
  - OHE= Overhead Elec. Ln.
  - T= Buried Telephone Line
  - (P) = Plat
  - (M) = Measured
  - (M&R) = Measured and Record
  - = Find 1/2" Iron Rod
  - ⊠ = Set. 1/2" Iron Rod
  - ⊙ = Find 5/8" Iron Rod

 Campbell Land Services 7701 Red Oak Road North Zulch, TX 77872 281.643.0934 www.cl-land-services.com	<b>Nathan &amp; Hazel Williams</b> 2063 Robinson Lane Madisonville, TX 77864	
	DRAWN BY: CAC   DATE: 12/16/19   SCALE: N/A CHECKED BY: XDS   DATE: 12/16/19	
	DRAWING NO: 19-112 SURVEYED BY: C. Campbell	
	TEXAS SURVEY FIRM #: 10194170	
	CERTIFICATE EXPIRATION DATE: 12/31/19	

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Basis of Bearings for this Survey is Grid North from GPS Observation TEXAS S. CENTRAL 4204 NAD83

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Xavier D. Sandoval, R.P.L.S. NO. 5886 DATE: 12.16.19  
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 Campbell Land Services 7500 Red Oak Road North Zulich, TX 75802 281.643.6944 www.campbell-land.com	<b>Nathan &amp; Hazel Williams</b> 2063 Robinson Lane Madisonville, TX 77864	
	DRAWN BY: CAC   DATE: 12/16/19   SCALE: 1"=100' CHECKED BY: XDS   DATE: 12/16/19	
	DRAWING NO: 19-112	
	SURVEYED BY: C.CAMPBELL	
	TEXAS SURVEY FIRM #: 10194170 CERTIFICATE EXPIRATION DATE: 12/31/19	