

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

Date: May 6, 2020

GF No. _____

Name of Affiant(s): Lance Dingler, Jeramy Dingler

Address of Affiant: 118 Laughlin Rd, Eagle Lake, Tx 77434

Description of Property: _____

County Eagle Lake, 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 6, 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): _____

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.

Lance Dingler
Lance Dingler

Jeramy Dingler
Jeramy Dingler



SWORN AND SUBSCRIBED this 6th day of May, 2020

Rachael Renee Pieprzyca
Notary Public

Rachael Renee Pieprzyca

(TXR-1907) 02-01-2010

1.77 ACRES
 FREDERICK A & CARRIE H
 WHITLES
 VOL. 836 PG. 279
 O.P.R.C.C., TX.

(N 85°23'00" E 341.30')
 N 84°14'57" E 341.30'

FOUND 1" IRON PIPE AT S 85°04'09" E 1.05'

FOUND 1/2" IRON ROD AT 14.92'

POINT OF BEGINNING FOUND NAIL
 Y = 13,766,580.98
 X = 2,814,237.98

N 05°55'03" W 125.00'
 (N 04°47'00" W 125.00')
 LAUGHLIN ROAD

SFT. PK. MAIL

W.M. WATER METER

REELS P
 A-4715

S 83°59'15" W 265.43'
 (S 85°07'18" W 265.43')

1.06 ACRES
 RICHARD L. CLIPSON, JR.
 VOL. 291, PG. 1
 O.R.C.C., TX.

0.87
 ACRE TRACT

S 25°37'57" W 145.00'
 (S 26°46'00" W 145.00')

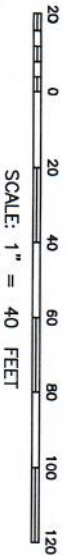
1827 ACRES
 CITY OF ENGLE LAKE
 VOL. 823 PG. 888
 O.R.C.C., TX.

FOUND 1/2" IRON ROD



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



I HEREBY STATE THAT THIS PLAN SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 10/14/19. THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
 COLE E. BARTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 6388

COLE E. BARTON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 6388



BARTON & ASSOCIATES
 LAND SURVEYING

0.87 ACRE TRACT

0.87 ACRES OF LAND OUT OF THE P. REES SURVEY, ABSTRACT 475, COLORADO COUNTY, TEXAS, BEING THAT SAME LAND CONVEYED BY ROBERT M. AND MARVINE T. GRIFFIN TO LANCE DINGLER AND JERRY DINGLER IN WARRANTY DEED DATED NOVEMBER 9, 2005 AND RECORDS IN THE PUBLIC RECORDS OF COLORADO COUNTY, TEXAS.

Completion Date: 10-15-19	File Name: 0.87AC
Scale: 1"=40'	Surveyed by: LB/CB
Drawn by: DJ	Checked by: AF/CB



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

0.87 ACRE TRACT

Field Notes Description

0.87 acres of land out of the P. Reels Survey, Abstract 475, Colorado County, Texas, being that same land conveyed by Robert M. and Maxine T. Griffith to Lance Dingler and Jeramy Dingler in Warranty Deed dated November 9, 2005 and recorded in Volume 509, Page 528 of the Official Records of Colorado County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a nail, (Y = 13,768,580.98, X = 2,814,237.96), found in the east right of way line of Laughlin Road and at the southwest corner of a 1.77 acre tract conveyed to Frederick A. and Carrie H. Whittlesey in Volume 836, Page 279 of the Official Public Records of Colorado County, Texas, for the northwest corner of this herein described tract;

THENCE: N 84°14'57" E -along the south line of said 1.77 acre tract and the north line of this herein described tract at 14.92 feet past a 1/2" iron found for a line marker, **in all a total distance of 341.30 feet**, to a point in the west line of an 18.27 acre tract conveyed to the City of Eagle Lake in Volume 323, Page 888 of the Official Records of Colorado County, Texas, for the northeast corner of this herein described tract, whence a found 1" iron pipe bears S 85°04'09" E -1.05 feet;

THENCE: S 25°37'57" W -145.00 feet along the west line of said 18.27 acre tract and the east line of this herein described tract to a 1/2" iron rod found at the northeast corner of a 1.06 acre tract conveyed to Richard L. Clipson, Jr. in Volume 291, Page 1 of the Official Records of Colorado County, Texas, for the southeast corner of this herein described tract;

THENCE: S 83°59'15" W -265.43 feet along the north line of said 1.06 acre tract and the south line of this herein described tract to a PK nail set at the northwest corner of said 1.06 acre tract and in the east right of way line of said Laughlin Road, for the southwest corner of this herein described tract;

THENCE: N 05°55'03" W -125.00 feet along the east right of way line of said Laughlin Road and the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.87 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "0.87 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.

October 15, 2019
Job No. 1910013
DJ


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

