

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

Date: _____

GF No. _____

Name of Affiant(s): Matthew Boundy, Lauren Boundy

Address of Affiant: 63 Gazebo St, Huntsville, TX 77340

Description of Property: SummerPlace Village, Lot 36.1, Acres 1.0 ETJ
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."):

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 1996 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:) None

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.

Lauren Boundy

MT Boundy



SWORN AND SUBSCRIBED this 6th day of JUNE, 2022
Christina Wagamon Felder
Notary Public

Under Moore Deed
Vol. 105, Pg. 245, O.R.
Call 1.61 acres

1/2" 9/8" Iron Rod

SURVEYED -- 1.00 ACRE

S a m u e l F. M u e c k e
V o l. 345, P g. 453, D. R.
C a l l 1.00 a c r e

BOOK 456 FRIEDWILL D.R.
VOL. 372 PG. 437 (FIRST TRACT) 0.4
Call 1.00 acre

N 142°30' E

434.00'

N72°07'00" E
42.40'

1/2" 5/8" Iron Rod

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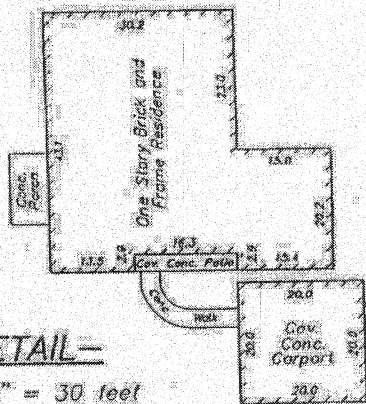
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-DETAIL-

Scale: 1" = 30 feet

SELLER: Samuel Muecke and Tom Muecke
BUYER: David W. Sharp, et ux Kelly A. Sharp

Property Address: Rt. 10, Box 320-D
Huntsville, Texas 77340

SURVEY REVIEWED & ACCEPTED

[Signature]
Date: 10-12-2017

8.0' X 12.0'
Green House
(conc. floor)

5.0' X 12.0'
Frame Shop
(conc. floor)

Shed
6.0' X 8.0'

G A Z E B O R O A D
(Asp. H.d. p.v. m.l.)

100 Foot Road Dedication
Vol. 313, Pg. 494, O.R.
Called 0.40 acres



PLAT OF SURVEY OF

**SAM G. MUECKE
1.00 ACRE TRACT**

In the LEWIS COX SURVEY, A-13

NOTES:

1. Bearings are based on the east line of the Ruth Ann Triplett 1.00 acre tract.
2. Based on the H.U.D. Flood Insurance Rate map, revised on May 1, 1987, this property is apparently not situated within any of the flood zones shown thereon, as scaled to the best of my ability from said maps.
Panel # 481042 - 0009 B

FULLER and ASSOCIATES

1222 University Avenue
Huntsville, Texas 77342

THE STATE OF TEXAS §
COUNTY OF WALKER §

I, the undersigned, JOE A. FULLER, Registered Professional Land Surveyor, do hereby certify that the following field notes represent a survey made on the ground of the following described tract or parcel of land situated in Walker County, Texas:

Being 1.00 acre of land, more or less, situated in the LEWIS COX SURVEY, Abstract No. 13, Walker County, Texas and being the same tract described as a 1.00 acre tract in a Deed from James Reynolds to Sam F. Muecke, dated September 5, 1979 and recorded in Volume 345, Page 453, Deed Records, said 1.00 acre tract being more definitely described as follows:

BEGINNING at the southwest corner of said Muecke tract, same being the southeast corner of a called 1.00 acre tract as described in the "First Tract" in a Deed from Gerald L. Garrett to Ruth Ann Triplett, dated June 29, 1992 and recorded in Volume 171, Page 437, Official Records, found a 1/2" iron rod in the north line of "Gazebo Road";

THENCE N14°27'30"E, with the west line of said Muecke tract and the east line of said Triplett tract, for a distance of 434.00 feet to the northwest corner of said Muecke tract, same being the northeast corner of said Triplett tract and also being the south line of a called 1.61 acre tract as described in a Deed from Brenda Lightman to Linda Marie Donrell, dated August 28, 1989 and recorded in Volume 103, Page 246, Official Records, found a 5/8" iron rod;

THENCE N72°07'00"E, with the north line of said Muecke tract and the south line of said Donrell tract, for a distance of 42.40 feet to the northeast corner of said Muecke tract, same being the northwest corner of a called 0.598 acre tract as described in "Tract 4" in a Deed from Grady Johnson to Marveene Aday, dated May 29, 1984 and recorded in Volume 430, Page 72, Deed Records, found a 5/8" iron rod;

THENCE S00°02'40"W, with the east line of said Muecke tract and the west line of said Aday tract, at 144.25 feet pass a 1/2" iron rod found for the southwest corner of said Aday tract, same being the northwest corner of a called 0.456 acre tract as described in "Tract 3" in said Volume 430, Page 72, at 254.25 feet pass a 1/2" iron rod found for the northwest corner of a called 0.456 acre tract as described in a Deed from Southwest Savings Association to Allen R. Ueckert, III, dated November 6, 1989 and recorded in Volume 108, Page 298, Official Records, at 364.25 feet pass a 1/2" iron rod found for the northwest corner of a called 0.485 acre tract as described in a Deed from Marvin Aday to Marveene Aday, dated November 26, 1986 and recorded in Volume 30, Page 450, Official Records, continuing for a total distance of 474.25 feet to the southeast corner of said Muecke tract, same being the southwest corner of said 0.485 acre tract and also being the north line of said road, found a 5/8" iron rod;

THENCE, with the south line of said Muecke tract and the north line of said road, the following calls:

- (1). N79°43'10"W - 88.91 feet to a 5/8" iron rod, found for corner;
- and (2). N67°36'00"W - 65.81 feet to the **PLACE OF BEGINNING**.

Surveyed in May, 1996.

J. A. Fuller A P