

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

Date: July 27, 2022

GF No. _____

Name of Affiant(s): Michael C Clack

Address of Affiant: 395 Langham Ln, Livingston, TX 77351-8679

Description of Property: Abst 509 J W Ringgold Survey Tract 22-C-1

County Polk, 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 March 12, 2018 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, replatings, 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.

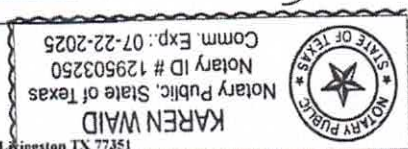
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael C. Clack
Michael C Clack

SWORN AND SUBSCRIBED this 25 day of August, 2022

Karen Waid
Notary Public

(TXR-1907) 02-01-2010



395 Langham Ln.

MELISSA JO BRIGGS
1.119 ACRE TRACT
1912/700 POOR

JACK R. NETTLES
27.624 ACRE TRACT
EIGHT "4"
653/033 POOR

JAMES E. CLARK, JR.
1.762 ACRE TRACT
1921/736 POOR

JAMES ERNEST CLARK, JR.
1 ACRE TRACT
1744/204 POOR

SCOTT M. LANGBORN
AND WIFE,
GEORGIA D. LANGBORN
2.387 ACRE TRACT
1880/734 POOR



SCALE: 1"=50'

PLAT OF 0.77 ACRE IN THE J.R. RINGOLD SURVEY, A-608, POLK COUNTY, TEXAS AND BEING PART OF A 1.547 ACRE TRACT CONVEYED BY JOHNNY DRYDEN WICKERY TO JAMES E. CLARK, JR. BY DEED DATED OCTOBER 31, 2013 AND RECORDED IN VOLUME 1921, PAGE 759 OF THE POLK COUNTY OFFICIAL RECORDS.

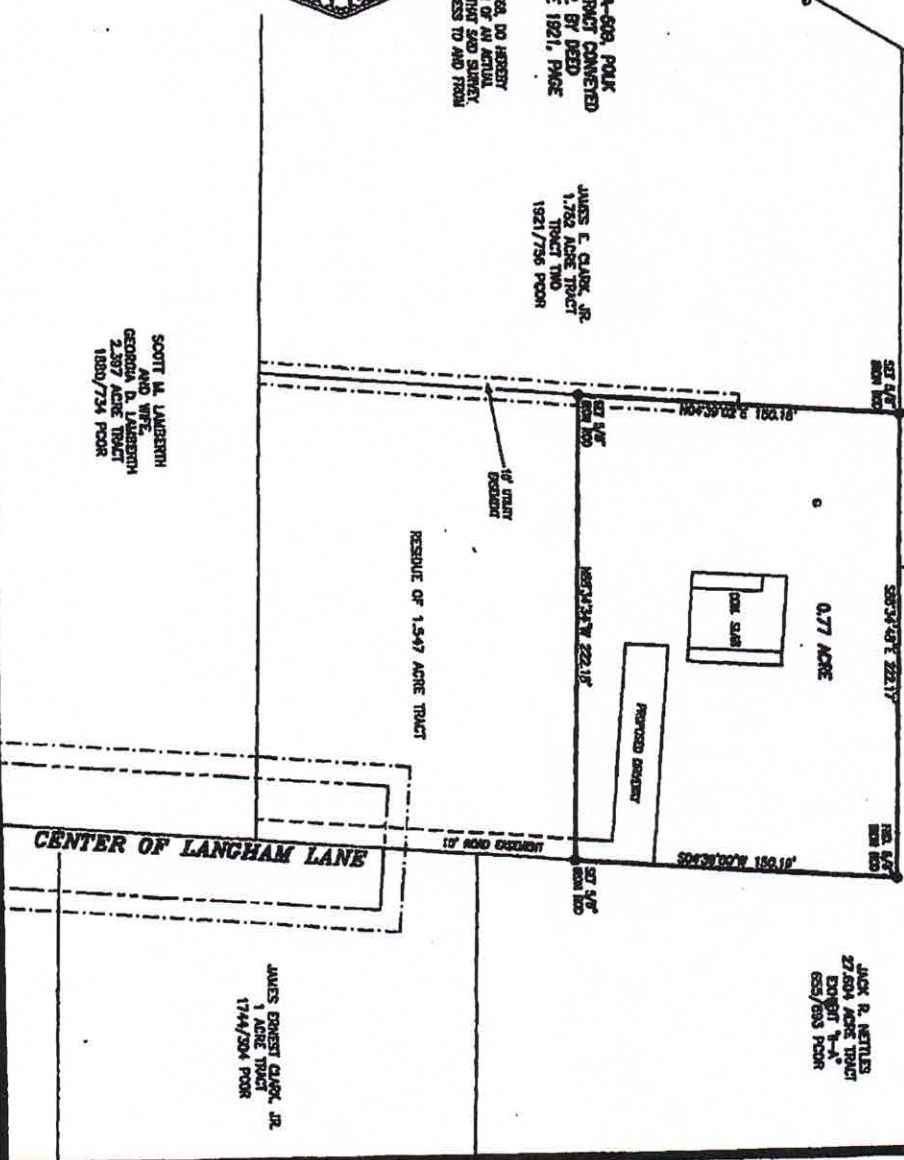
I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5393, DO HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THAT SAID LAND HAS ACCESS TO AND FROM A PUBLIC HIGHWAY.

STAMPED: MARCH 12 2016

ALAN COOK SURVEYS, INC. 6305
C/OE LENO SURVEYING, INC., LLC
110 WEST WASHINGTON
LAWSONIA, TEXAS 77351
(817) 327-8104
P.O. BOX 1000000



JAY CLARK, SRP 0.77 NORTH TRACT



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EXHIBIT "A"
LEGAL DESCRIPTION

0.77 acre, more or less, situated in the J. W. RINGOLD SURVEY, A-509, Polk County, Texas, and being a portion of that certain called 1.547 acre tract more particularly described as Tract One in deed dated October 31, 2013 from Johnny Dwayne Vickery to James E. Clark, Jr., recorded in Volume 1921, Page 756 et seq., Official Records, Polk County, Texas, said tract being more particularly described by field notes attached hereto.

Together with a Ten (10) foot wide road easement being more particularly described by field notes attached hereto.

NOTE: the Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

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North Tract

FIELDNOTES of 0.77 Acre in the J.W. Ringgold Survey, A-509, Polk County, Texas and being part of a 1.547 Acre Tract, Tract One, conveyed to James E. Clark, Jr. by deed dated October 31, 2013 and recorded in Volume 1921, Page 756 of the Polk County Official Records. Said 0.77 Acre Tract being more particularly described as follows :

BEGINNING at the Northeast corner of said 1.547 Acre Tract and an interior corner of a 27.604 Acre Tract, Exhibit "II-A", conveyed to Jack R. Nettles by deed recorded in Volume 655, Page 693 of said Official Records, found a 5/8" iron rod for corner;

THENCE with the East Line of said 1.547 Acre Tract and a West Line of said 27.604 Acre Tract, S04°39'00"W 150.19 feet to a 5/8" iron rod set for corner;

THENCE across and severing said 1.547 Acre Tract, N88°34'05"W 222.17 feet to a 5/8" iron rod set for corner in the West Line of same and the East Line of a 1.725 Acre Tract, Tract Two, conveyed to James E. Clark, Jr. by deed recorded in Volume 1921, Page 756 of said Official Records;

THENCE with the above mentioned Line, N04°39'00"E 150.14 feet to the Northwest corner of said 1.547 Acre Tract and the Northeast corner of said 1.725 Acre Tract, set a 5/8" iron rod for corner in the South Line of a 1.115 Acre Tract conveyed to Melissa Jo Brooks by deed recorded in Volume 1812, Page 700 of said Official Records;

THENCE with the South Line of said 1.115 Acre Tract, a South Line of said 27.604 Acre Tract, and the North Line of said 1.547 Acre Tract, S88°34'48"E 222.17 feet to the Place of Beginning and containing 0.77 Acre of Land.

There is also out of this tract a 5 feet wide utility easement described as follows :

BEGINNING at the Southwest corner of said 0.77 Acre Tract;

THENCE with the West Line of said 0.77 Acre Tract, N04°39'00"E 75.00 feet to a point for corner;

THENCE across said 0.77 Acre Tract, S85°21'00"E 5.00 feet to a point for corner;

THENCE S04°39'00"W 74.72 feet to a point for corner in the South Line of said 0.77 Acre Tract;

THENCE with the above mentioned Line, N88°34'05"W 5.00 feet to the Place of Beginning of said easement.

There is also conveyed with the tract a 10 feet wide road easement described as follows :

BEGINNING at the Southeast corner of said 0.77 Acre Tract in the East Line of said 1.547 Acre Tract;

THENCE with the East Line of said 1.547 Acre Tract, S04°39'00"W 150.18 feet to the Southeast corner of said 1.547 Acre Tract;

THENCE with the South Line of said 1.547 Acre Tract, N88°33'38"W 10.02 feet to a point for corner;


THENCE across said 1.547 Acre Tract, N04°39'00"E 150.18 feet to a point for corner in the South Line of said 0.77 Acre Tract;

THENCE with the above mentioned Line, S88°34'05"E 10.02 feet to the Place of Beginning of said easement.

Bearings described herein are based upon deed calls for said 1.547 Acre Tract.

5/8" iron rods set for this survey have a yellow cap stamped "RPLS No. 5368".

Surveyed : January 24, 2017 and June 27, 2018


Alan Cook, Registered Professional
Land Surveyor, No. 5368

