

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

Date: 12.4.2022 GF No. \_\_\_\_\_

Name of Affiant(s): Tiffanie ~~Quainance~~ Reed <sup>TRR</sup>

Address of Affiant: 2055 Vista Drive, Lewisville, TX 75026

Description of Property: Lot 4 Oak Point Subd AB 37 M C  
County Roberston, 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.

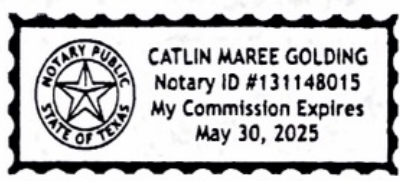
4. To the best of our actual knowledge and belief, since 9/2020 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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..

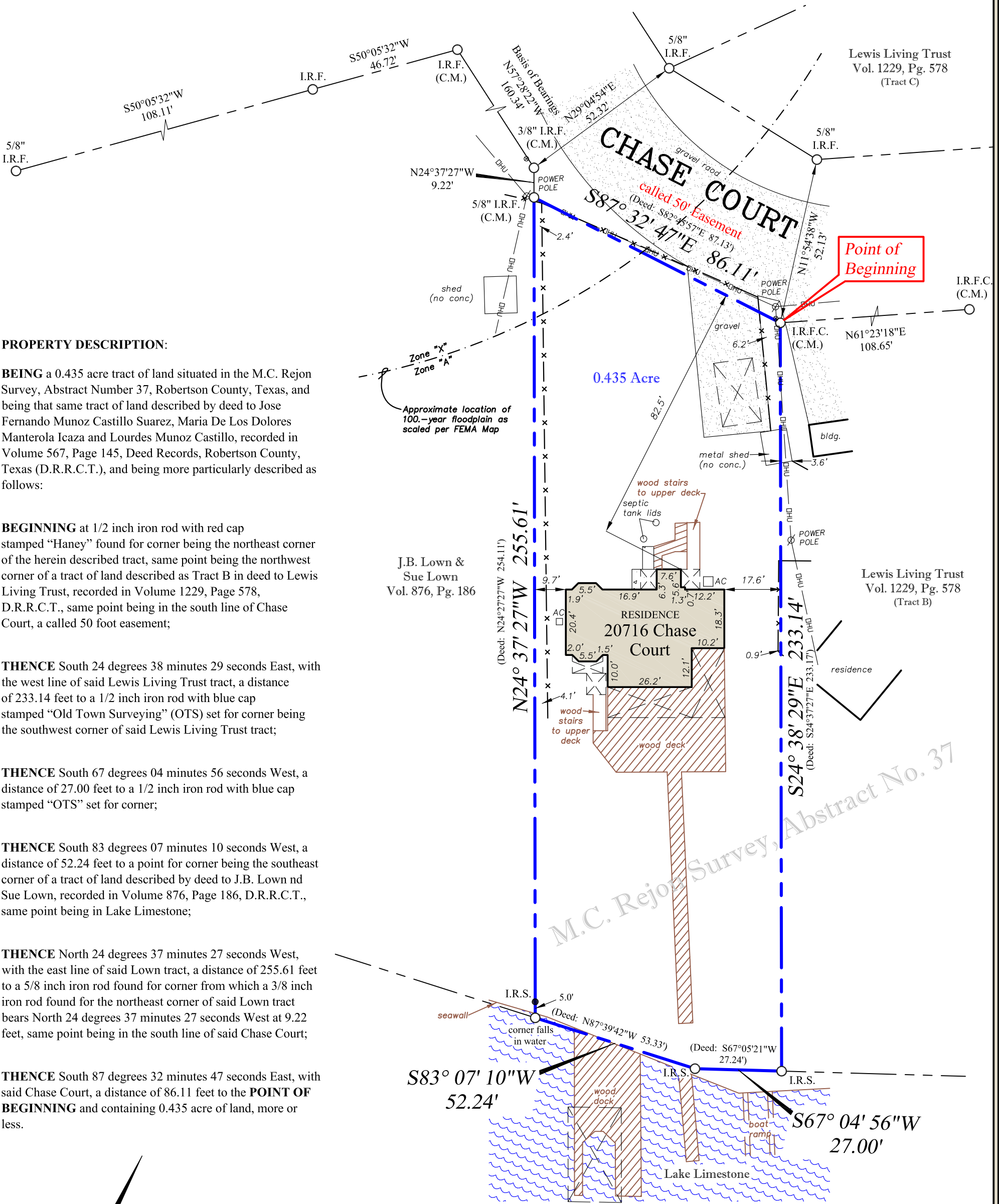
Tiffanie Reed



SWORN AND SUBSCRIBED this 4<sup>th</sup> day of December, 2022

Catlin Maree Golding  
Notary Public

# 20716 Chase Court



**PROPERTY DESCRIPTION:**

**BEING** a 0.435 acre tract of land situated in the M.C. Rejon Survey, Abstract Number 37, Robertson County, Texas, and being that same tract of land described by deed to Jose Fernando Munoz Castillo Suarez, Maria De Los Dolores Manterola Icaza and Lourdes Munoz Castillo, recorded in Volume 567, Page 145, Deed Records, Robertson County, Texas (D.R.R.C.T.), and being more particularly described as follows:

**BEGINNING** at 1/2 inch iron rod with red cap stamped "Haney" found for corner being the northeast corner of the herein described tract, same point being the northwest corner of a tract of land described as Tract B in deed to Lewis Living Trust, recorded in Volume 1229, Page 578, D.R.R.C.T., same point being in the south line of Chase Court, a called 50 foot easement;

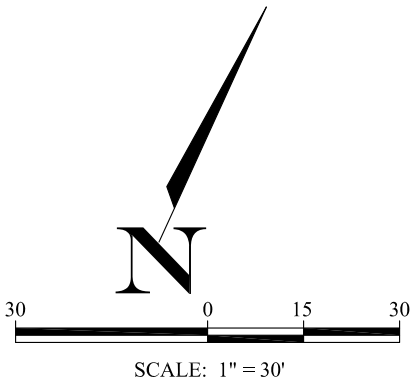
**THENCE** South 24 degrees 38 minutes 29 seconds East, with the west line of said Lewis Living Trust tract, a distance of 233.14 feet to a 1/2 inch iron rod with blue cap stamped "Old Town Surveying" (OTS) set for corner being the southwest corner of said Lewis Living Trust tract;

**THENCE** South 67 degrees 04 minutes 56 seconds West, a distance of 27.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

**THENCE** South 83 degrees 07 minutes 10 seconds West, a distance of 52.24 feet to a point for corner being the southeast corner of a tract of land described by deed to J.B. Lown and Sue Lown, recorded in Volume 876, Page 186, D.R.R.C.T., same point being in Lake Limestone;

**THENCE** North 24 degrees 37 minutes 27 seconds West, with the east line of said Lown tract, a distance of 255.61 feet to a 5/8 inch iron rod found for corner from which a 3/8 inch iron rod found for the northeast corner of said Lown tract bears North 24 degrees 37 minutes 27 seconds West at 9.22 feet, same point being in the south line of said Chase Court;

**THENCE** South 87 degrees 32 minutes 47 seconds East, with said Chase Court, a distance of 86.11 feet to the **POINT OF BEGINNING** and containing 0.435 acre of land, more or less.



- Notes:**
- Bearings shown hereon are based on the north line of a tract of land described by deed to J.B. Lown & Sue Lown, recorded in Vol. 876, Page 186.
  - Flowage Easement recorded in Vol. 483, Pg. 578 affects that portion of the subject tract lying below 366 m.s.l.

**LEGEND:**

	~ Boundary Line	<b>C.M.</b> Controlling Monument
	~ Overhead Utility Line	<b>I.R.F.</b> 1/2" Iron Rod Found (unless otherwise noted)
	~ Fence Line	<b>I.P.F.</b> 1/2" Iron Pipe Found
	~ Water Meter	<b>I.R.S.</b> 1/2" Iron Rod Set "Old Town Surveying" (blue cap)

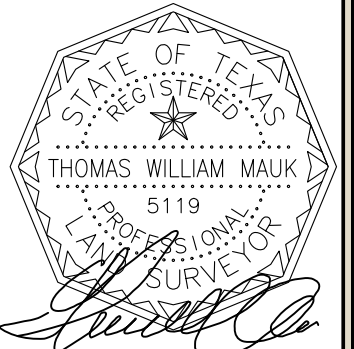


20716 Chase Court,  
Thorton, Texas

**NATIONAL TITLE**  
LATHRAM FOU & ASSOCIATES / CATHY MILLER TEAM  
3360 Long Prairie Road,  
Suite 200  
Flower Mound, Texas 75022  
Ph.: 972.221.3521  
Fax: 972.355.0719

**SURVEYORS CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

08/31/2020



**Old Town Surveying, LLC**  
Professional Land Surveyors

579 N. Valley Pkwy., Ste. 120, Lewisville, Texas, 75067  
Ph. 469-293-8079 info@oldtownsurveying.com  
TFRN Number: 10194611

**FLOOD NOTE:** It is my opinion that the property described hereon partially lies within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480988 0075 C, present Effective Date of map July 18, 2011, herein property situated within Zones "A" & "X" (Unshaded).

National Title Co. G.F. No. 662001213	Party Chief: JH
Fieldwork Date: 08/27/2020	Tech: TO
Job No.: 2020870	