

() DENOTES DEED CALLS

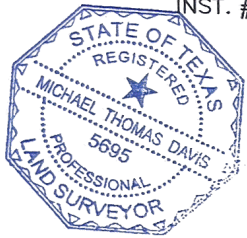
ALL BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 83), AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

ALL FENCES WOOD PRIVACY.

RUSSELL W. RIGGS LOT 4
0.380 ACRES
INST. #2008-00004317

NOTE:
THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLANE ACCORDING TO MAP NUMBER 48035C0490C EFFECTIVE JANUARY 6, 2011.

PURSUING HOPE, LLC.
0.383 ACRES
INST. #2008-00002711



I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY AFFIRM THAT THIS PLAT REPRESENTS A SURVEY MADE ON ON THE GROUND.

Michael Thomas Davis
REGISTERED PROFESSIONAL LAND SURVEYOR

12/03/18 SCALE: 1" = 20' JN181203.1

OVERHEAD ELECTRIC

MICHAEL JONES
0.238 ACRES
INST. #2006-00005115

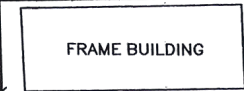
PART LOT 1

3/8" IRON ROD FOUND

1/2" IRON ROD FOUND AT NE CORNER OF LOT 1 AND BLOCK 10 BEARS N 26°08'43" W 95.0'.

3/8" IRON ROD FOUND

(N 33°19' W)
N 26°04'24" W
74.88' (75.0')

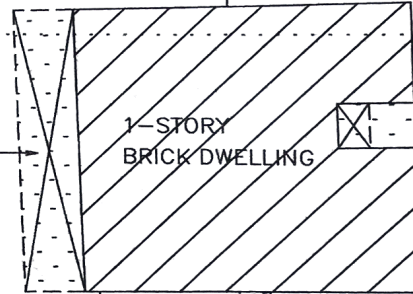


FRAME BUILDING

(N 55°27' E)
N 62°44'03" E
109.43' (109.49')

0.19 ACRES

PART LOT 1
PART LOT 2



COVERED PORCH

1-STORY BRICK DWELLING

ABOVE GROUND POOL

CONCRETE DRIVE

(75.0')

S 26°08'43" E
(S 33°29' E)
74.99'

LOT 3

LOT LINE

3/8" IRON ROD FOUND

BOUNDARY LINE AGREEMENT VOL. 555, PAGE 296

109.52' (109.70')

PART LOT 2

S 62°47'34" W
(S 55°27' W)

3/8" IRON ROD FOUND

BOBBIE G. CAUDLE
0.204 ACRES
INST. #2012-00002016

PLAT SHOWING THE SURVEY OF 0.19 ACRES BEING A PART OF LOT 1 AND LOT 2, BLOCK 10 OF THE W.H. KING ADDITION NO. 1 TO THE CITY OF CLIFTON ACCORDING TO THE PLAT RECORDED IN VOLUME 205, PAGE 617 OF THE DEED RECORDS OF BOSQUE COUNTY, TEXAS. SAID LAND IS THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DAVID L. KETTLER ET UX, NELDA J. KETTLER TO KARLA CHILDERS RECORDED AS INSTRUMENT NUMBER 2008-00001423 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY.

S. AVENUE "F" (80')

607 S. AVENUE "F"
CLIFTON, TEXAS 76634
KARLA CHILDERS
TRACT
SURVEYED BY
DAVIS LAND SURVEYING
FIRM NO. 10103500
P.O. BOX 277
MERIDIAN, TEXAS 76665

Davis Land Surveying
Post Office Box 277, Meridian, Tx 76665

Phone (254) 435 3041 Firm #10103500 Email davislandsurveying@yahoo.com

KARLA CHILDERS TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 0.19 acres being a part of Lot 1 and Lot 2, Block 10 of the W.H. King Addition No. 1 to the City of Clifton according to the plat recorded in Volume 205, Page 617 of the Deed Records of Bosque County, Texas. Said land is that certain tract described in a deed from David L. Kettler et ux, Nelda J. Kettler to Karla Childers recorded as Instrument Number 2008-00001423 of the Official Public Records of Bosque County, and is more particularly described, being referenced to Texas State Plane Coordinate System, Central Zone 4203 (Nad 83), as established using Trimble V.R.S. Network, as follows:

BEGINNING at a 3/8 inch iron rod found (capped RPLS #2139) in the west line of S. Avenue "F" and in the east line of said Lot 1, from which a 1/2 inch iron rod found at the northeast corner of said Lot 1 bears N 26 deg 08 min 43 sec W 95.00 feet, for the southeast corner of 0.238 acres described in a deed to Michael Jones recorded as Instrument Number 2006-00005115 of the Official Public Records of Bosque County and northeast corner of this tract;

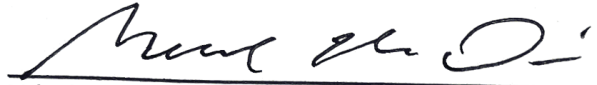
THENCE: S 26 deg 08 min 43 sec E 74.99 feet along the west line of S. Avenue "F" and east line of said Lot 1 to a 3/8 inch iron rod found (capped RPLS #2139) in the east line of said Lot 2, for the northeast corner of 0.204 acres described in a deed to Bobbie G. Caudle recorded as Instrument Number 2012-00002016 of the Official Public Records of Bosque County and southeast corner of this tract;

THENCE: S 62 deg 47 min 34 sec W 109.52 feet to a 3/8 inch iron rod found (capped RPLS #2139) in the east line of 0.383 acres described in a deed to Pursuing Hope, LLC. recorded as Instrument Number 2008-00002711 of the Official Public Records of Bosque County, and also being on that line described in a Boundary Line Agreement between Howard C. Jackson et ux, and Russell W. Riggs et ux, recorded in Volume 555, Page 296 of the Official Public Records of Bosque County, northwest corner of said 0.204 acres and southwest corner of this tract;

THENCE: N 26 deg 04 min 24 sec W 74.88 feet along said agreed boundary and east line of said 0.383 acres to a 3/8 inch iron rod found (capped RPLS #2139) in the east line of 0.380 acres described in a deed to Russell W. Riggs et ux, recorded as Instrument Number 2008-00004317 of the Official Public Records of Bosque County, southwest corner of said 0.238 acres and northwest corner of this tract;

THENCE: N 62 deg 44 min 03 sec E 109.43 feet along the south line of said 0.238 acres to the point of beginning.

The above field notes represent a survey as made by me on the ground December 3, 2018



Michael Thomas Davis
Registered Professional Land Surveyor
JN181203.1



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

Date: 3/23/2023 GF No. n/a
Name of Affiant(s): Kaitlyn & Christopher Welch
Address of Affiant: 607 South Avenue F, Clifton, TX 76634
Description of Property: WH King #1, Block 10, Lot 1(PT) #2 (PT)
County Bosque, 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 12/3/2018 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, 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. removed Morgan building
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.

K. Welch
A. Green

SWORN AND SUBSCRIBED this 23 day of March, 2023.

Allison Green
Notary Public
(TAR 1907) 02-01-2010

