

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

Date: May 15, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Theresa K Morgan

Address of Affiant: TBD Dogwood Trail / Hilltop Road, Crockett, TX 75835

Description of Property: 5.54 Acres, Golden Acres Subdivision, Lots 2-8, 15-22

County Houston, 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."): Owner

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 September 15, 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:) None

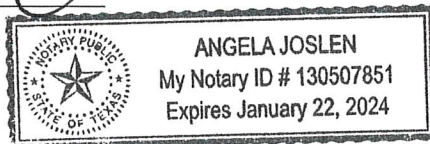
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.  
Theresa K Morgan 05/15/23  
**Theresa K Morgan**

SWORN AND SUBSCRIBED this 15th day of May, 2023

Angela Joslen  
Notary Public  
**Angela Joslen**  
(TXR-1907) 02-01-2010





FIELD NOTES

BEAVERS TRACT  
5.54 ACRES

RAMON DE LA GARZA SURVEY  
ABSTRACT 33

HOUSTON COUNTY

All of that certain lot, tract, or parcel of land situated in the Garrison Greenwood Survey, Abstract 37, Houston County, Texas and being part of Block 13, Section D of the Golden Acres Subdivision and is comprised of Lots 2-8, inclusive, and Lots 15-22, inclusive, consisting of a total of fifteen lots as described by deeds recorded in Instrument Numbers 1504951 and 1504952, Deed Records of Houston County, Texas, and being more fully described by metes and bounds as follows;

BEGINNING at a found 1/2" iron rod for the southwest corner of this tract and also being the south corner of the above mentioned Lot 22 and in the north R.O.W. of Dogwood Trail;

THENCE N39°39'18"W 299.53 feet to a found 1/2" iron rod for the northwest corner of this tract and also being the west corner of the above mentioned Lot 2 and in the south R.O.W. of Hilltop Road;

THENCE N50°15'04"E 752.48 feet along said R.O.W. to a found 1/2" iron rod for the northeast corner of this tract and also being the north corner of Lot 8;

THENCE S39°51'37"E 149.90 feet to a found 1/2" iron rod for an ell corner of this tract;

THENCE N49°59'22"E 107.30 feet to a found 1/2" iron rod for an ell corner of this tract;


THENCE S39°49'07"E 149.92 feet to a found 1/2" iron rod for the most easterly corner of this tract located in the north R.O.W. of Dogwood Trail and also being the east corner of Lot 15;

THENCE S50°14'16"W 860.74 feet along said R.O.W. and the line of directional control to the point of beginning and containing 5.54 acres of land.

SURVEYOR'S CERTIFICATE

I, MARK FERRELL, REGISTERED PROFESSIONAL LAND SURVEYOR 4373, DO HEREBY CERTIFY THAT I DIRECTED AN ON THE GROUND SURVEY OF THE PROPERTY DESCRIBED ABOVE AND PREPARED THE ABOVE FIELD NOTES DESCRIBING THE BOUNDARIES OF SAME JUST AS THEY WERE FOUND AND SURVEYED UPON THE GROUND.

WITNESS MY HAND AND SEAL, THIS THE 15th DAY OF September, 2020.

  
MARK FERRELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NUMBER 4373  
FIRM NO. 10019900

