

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

Date: July 17, 2023 GF No. _____

Name of Affiant(s): Bonnie Staples, ETAL POA,

Address of Affiant: 514 Drexel St., Palestine, TX 75803

Description of Property: Being 19.803 Acres more or less, situated in A0607, SION W PERRY SURVEY.

County Anderson, 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 & POA

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 January 14, 2019 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.

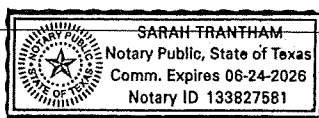
EXCEPT for the following (If None, Insert "None" Below:) "None"

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.

Bonnie S. Staples

SWORN AND SUBSCRIBED this 17th day of July, 2023
Sarah Trantham
Notary Public



(TXR-1907) 02-01-2010

Page 1 of 1

FIELD NOTE DESCRIPTION

19.803 ACRES

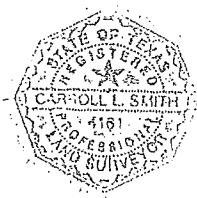
ALL that certain tract of land in Anderson County, Texas, in the SION W. PERRY SURVEY, Abstract 607, being a portion of Tract Two called 22.4 acres in deed from Chester Staples, et ux to Bonnie Purser, et al dated April 13, 2006, recorded in Volume 1966, Page 516 (described in Volume 1719, Page 116) of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:


w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1/2" iron rod found marking the Southeast corner of said 22.4 acre tract in the West line of a 141.7 acre tract in Volume 702, Page 123 O.P.R., being the Northeast corner of Tract Five called 3.806 acres in Volume 1991, Page 622 O.P.R.

- THENCE; N 85° 00' 00" W, (bearing orientation line) crossing oiled County Road 422 with the North line of said Tract Five, at 53.00 feet pass a 1/2" iron rod w/cap found in the West margin of the county road, continuing the same course with the North line of Tract Five, the North line of Tract Four called 3.487 acres in Volume 1991, Page 622 O.P.R. and the North line of Tract Three called 12.667 acres in Volume 2459, Page 347 O.P.R. a total distance of 2284.88 feet to a 2-1/2" iron pipe post fence corner in the East line of 214.50 acres in Volume 944, Page 780 O.P.R.
- THENCE; N 03° 30' 38" E, with the East line of said 214.50 acre tract 421.61 feet to a 1/2" iron rod w/cap found marking the Southwest corner of 33.6 acres in Instrument No. 2018-4952 O.P.R.
- THENCE; S 85° 00' 00" E, with the South line of said 33.6 acre tract 1782.79 feet to a 1/2" iron rod w/cap set. A 1/2" iron rod w/cap found marking the Northeast corner of said 22.4 acre tract bears S 85° 00' 00" E, 500.00 feet for reference.
- THENCE; S 03° 13' 37" W, 200.00 feet to a 1/2" iron rod w/cap set.
- THENCE; S 85° 00' 00" E, crossing said county road 500.00 feet to a 1/2" iron rod w/cap set in East line of said 22.4 acre tract and the West line of said 141.7 acre tract. Set a 1/2" iron rod w/cap in the West margin of the county road N 85° 00' 00" W, 58.00 feet for reference.
- THENCE; S 03° 13' 37" W, with the East line of the 22.4 acre tract and West line of the 141.7 acre tract 221.67 feet to the PLACE OF BEGINNING containing 19.803 acres including 0.254 acre in the county.

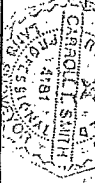
I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on January 14, 2019. A map (C-2-1731) shows additional details and is a part of this survey.




CARROLL L. SMITH
Registered Professional Land Surveyor
State of Texas No. 4181
Firm No. 10046800

R10CK 1626

CARROLL L. SMITH
 Registered Professional Land Surveyor
 State Of Texas Number 4181



I hereby certify that this map is an accurate representation of a survey made on the ground under my supervision. To the best of my knowledge the dimensions and locations of all improvements are as shown hereon. To the best of my knowledge there are no encroachments or visible easements except as shown hereon and according to the FEMA Anderson County Community Parcel Number 480001 04000, dated January 3, 2010, this property is located in Zone X (White)

A Field Note Description contains additional details and is a part of this survey. This survey was performed for a specific application and use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

NOTE: "SET" = Set 1/2" iron rod w/cap.
 "FND" = Found 1/2" iron rod w/cap.

NOTE: w/cap = a plastic cap marked CL SMITH RPLS 4181.

Bearings and distances in parentheses are called.

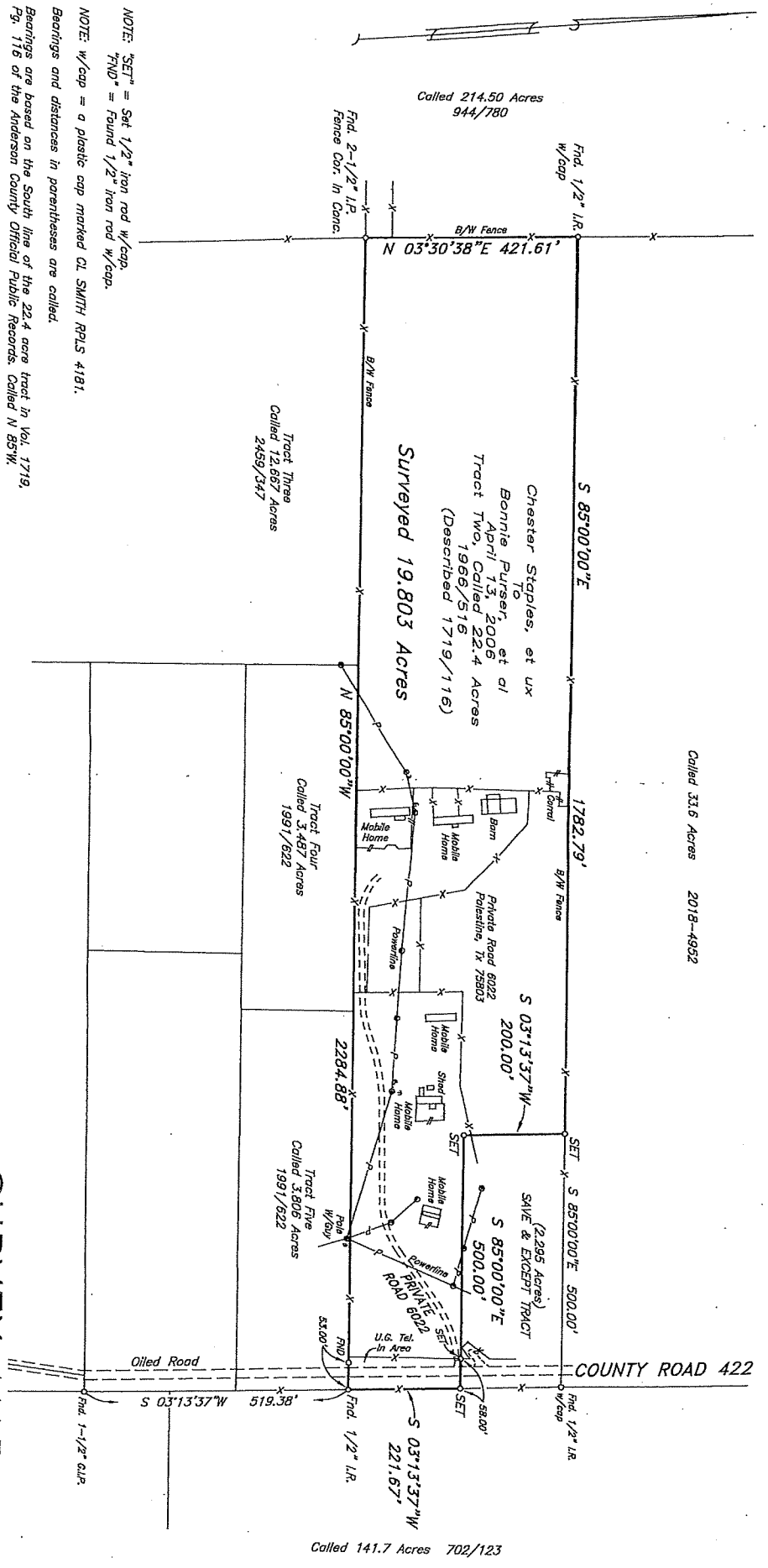
Bearings are based on the South line of the 22.4 acre tract in Vol. 1719, Pg. 116 of the Anderson County Official Public Records, Called N 85°W.

SURVEY MAP

SHOWING 19.803 ACRES IN THE
 SION W. PERRY SURVEY, A-607
 ANDERSON COUNTY, TEXAS

SCALE: 1" = 200' JANUARY 14, 2019

FRM No. 10046800
 IVES TECHNICAL SERVICE, LLC
 P.O. BOX 1561 (903) 729-7206
 PALESTINE, TEXAS 75802



1773