

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

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

Name of Affiant(s): Pinkie Leatherwood

Address of Affiant: 14410 County Road 1, Hallettsville, TX 77964

Description of Property: A0053 HENRY C G SUMMERS, ACRES 5.6400  
County Lavaca, 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.")  
I am the owner of this property.

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 2011 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.

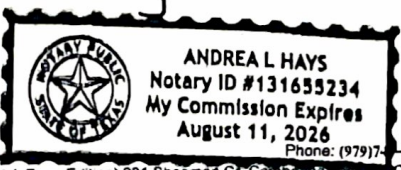
EXCEPT for the following (If None, Insert "None" Below): Home built and metal storage bldg brought in. See attached survey

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.

Pinkie Leatherwood  
Pinkie Leatherwood

SWORN AND SUBSCRIBED this 31 day of May, 2023  
Andrea Hays  
Notary Public



(TXR-1907) 02-01-2010

Dubela & Associates, 714 Lyons Avenue Schulenburg TX 78956  
Kathy Barta

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Ct. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

2.83 ACRES

STATE OF TEXAS  
COUNTY OF LAVACA

This is the description of 2.83 acres of land located in the H. C. G. Summers League, Abstract No. 53 in Lavaca County, Texas. These 2.83 acres are a part of that tract of land described as 24.57 acres conveyed from William Henry Funderburke IV, Cindy Sue Funderburke, Daniel Christopher Funderburke and Cheri Lynn Castilleja to Nancy Gale Funderburke by Special Warranty Deed dated February 23, 2004, recorded in Volume 320, Page 779 of the Lavaca County Official Records. These 2.83 acres are more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found marking the northwest corner of the Funderburke 24.57 acre tract and the southwest corner of the Pinkie Leatherwood 2.81 acre tract described in Volume 483, Page 746 (Official Records), the same being located in the easterly line of the Joseph Wasek 68.086 acre tract described in Volume 143, Page 528 (Official Records);

**THENCE** along the southerly line of the Leatherwood 2.81 acre tract, the same being the northerly line of the Funderburke 24.57 acre tract, North 65 deg. 05 min. 15 sec. East 420.83 feet to a point located in the center of Summer Branch and also located in a public road known as Lavaca County Road No. 1, from which a found 1/2" iron rod bears South 65 deg. 05 min. 15 sec. West 36.51 feet and from which a 5/8" iron rod set in said creek centerline bears South 12 deg. 01 min. 07 sec. West 3.69 feet;

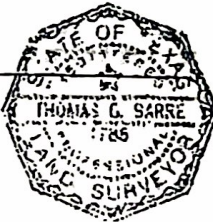
**THENCE** along the centerline meanders of Summer Branch as follows: (1) South 12 deg. 01 min. 07 sec. West 63.26 feet; (2) South 21 deg. 23 min. 22 sec. West 129.98 feet; (3) South 12 deg. 34 min. 18 sec. West 29.05 feet; (4) South 05 deg. 19 min. 59 sec. East 96.27 feet; (5) South 15 deg. 39 min. 33 sec. West 22.32 feet; (6) South 53 deg. 00 min. 30 sec. West 107.17 feet; (7) South 20 deg. 33 min. 39 sec. West 41.09 feet; (8) South 12 deg. 10 min. 17 sec. East 70.60 feet; (9) South 46 deg. 48 min. 30 sec. East 120.75 feet; (10) South 12 deg. 27 min. 07 sec. East 42.09 feet; and (11) South 20 deg. 51 min. 10 sec. West 176.09 feet to a 1/2" iron rod found in said centerline marking a common corner of the said Funderburke 24.57 acre tract and the aforesaid Joseph Wasek 68.086 acre tract;

**THENCE** along the westerly line of the Funderburke 24.57 acre tract, the same being the easterly line of the Wasek 68.086 acre tract, North 23 deg. 34 min. 58 sec. West 667.32 feet to the **PLACE OF BEGINNING** containing within these metes and bounds 2.83 acres of land, which includes 0.01 acre in the public road.

The foregoing fieldnotes and the attached plat were prepared from measurements made on the ground under my direction May 14, 2010.

*Thomas G. Sarre*

Thomas G. Sarre  
Registered Professional Land Surveyor No. 1785  
Yoakum, Texas  
361-293-5151



0.11 ACRE

STATE OF TEXAS  
COUNTY OF LAVACA

This is the description of 0.11 acre of land located in the H. C. G. Summers League, Abstract No. 53 in Lavaca County, Texas. This 0.11 acre is a part of that 414.138 acre tract of land described in deed from Brigham Young University, Trustee, to David E. Meyers, dated August 4, 1999, recorded in Volume 185, Page 766 of the Lavaca County Official Records. This 0.11 acre is also a part of 2.81 acres surveyed this same day for Pinkie Leatherwood and it is more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found near a fence corner post marking the northeast corner of the Joseph C. Wasek 68.086 acre tract described in Volume 143, Page 528 (Official Records) and an inside corner of the 414.138 acre tract. This iron rod is also marking the west corner of the 2.81 acre tract surveyed for Pinkie Leatherwood and the west corner of this 0.11 acre tract being described;

**THENCE** crossing the 414.138 acre tract with fence along the north line of the 2.81 acre tract, North 61 deg. 40 min. 43 sec. East, at 50.19 feet pass a fence corner post located in the southwesterly line of a public road known as Lavaca County Road No. 1, for a total distance of 113.33 feet to the north corner of the said 2.81 acre tract. This north corner is located in the northeasterly line of the said road, the same being the northeasterly line of the 414.138 acre tract and the southwesterly line of the Rose Marie Janak 23.48 acre tract described in Volume 52, Page 392 (Official Records);

**THENCE** along said line, South 52 deg. 58 min. 41 sec. East 44.01 feet to the east corner of this 0.11 acre tract being described;

**THENCE** crossing said road, South 61 deg. 40 min. 43 sec. West, at 64.78 feet pass a 5/8" iron rod set in the southwesterly line of said road, for a total distance of 134.93 feet to a 5/8" iron rod set for the south corner of this 0.11 acre tract being described. This iron rod is located in the northeasterly line of the aforesaid Wasek 68.086 acre tract and a southwesterly line of the 414.138 acre tract;

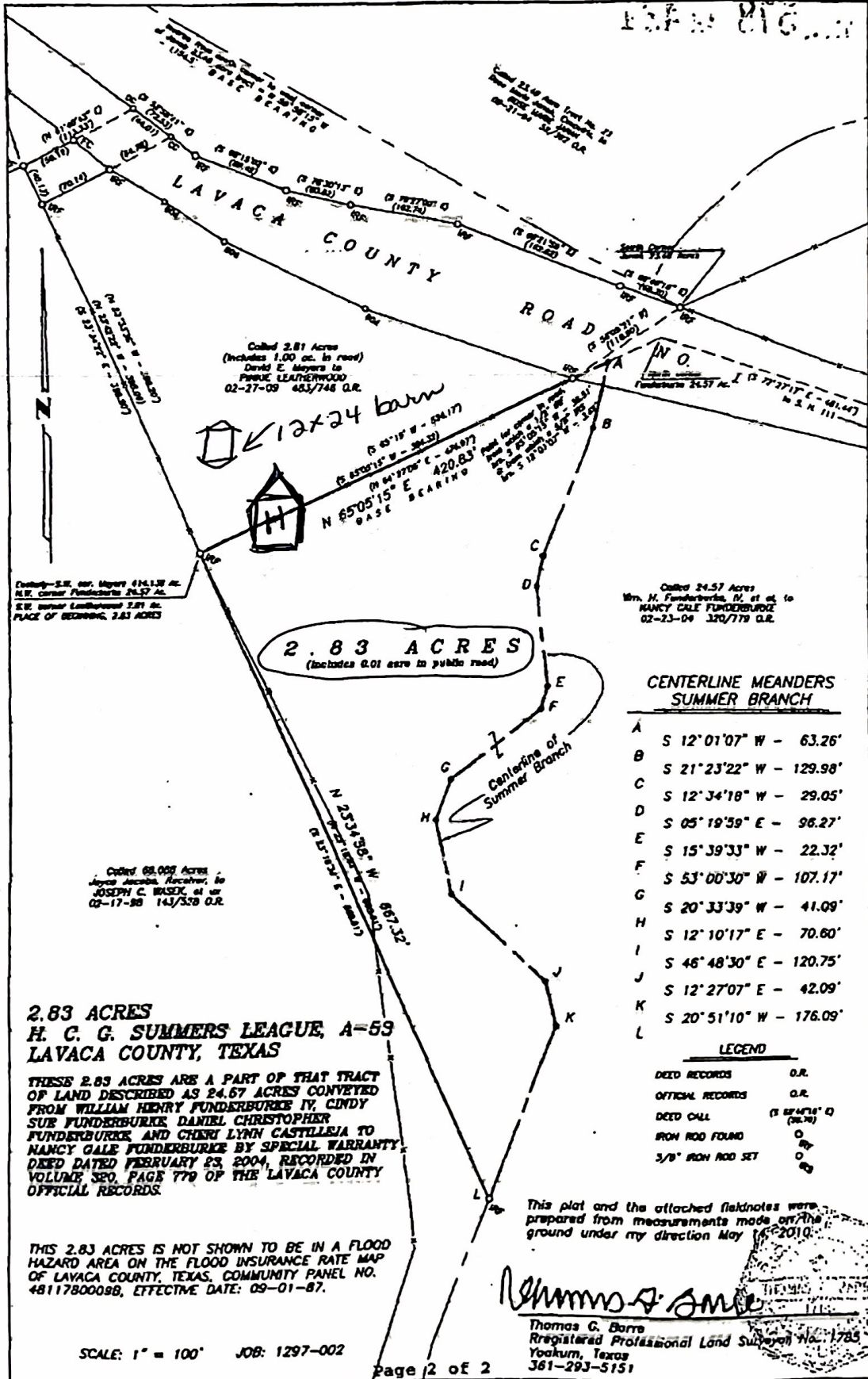
**THENCE** along said line, North 23 deg. 42 min. 22 sec. West 40.13 feet to the PLACE OF BEGINNING containing within these metes and bounds 0.11 acre of land, which includes 0.06 acre in Lavaca County Road No. 1.

The foregoing fieldnotes and the attached plat were prepared from measurements made on the ground under my direction February 4, 2009.

*Thomas G. Barre*

Thomas G. Barre  
Registered Professional Land Surveyor No. 1785  
Yoakum, Texas  
361.293.5151

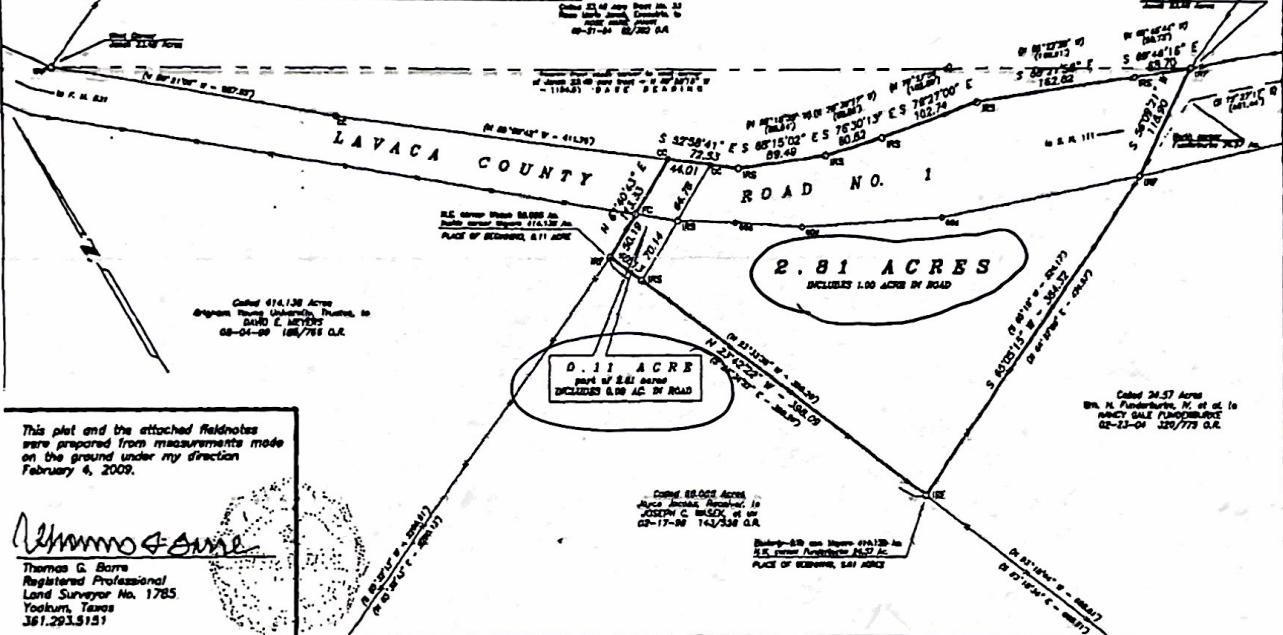




**2.81 ACRES**  
**H. C. G. SUMMERS LEAGUE, A-63**  
**LAVACA COUNTY, TEXAS**  
 THIS 2.81 ACRES IS A PART OF THAT 414.138 ACRE TRACT OF LAND DESCRIBED IN DEED FROM BRIGHAM YOUNG UNIVERSITY, TRUSTEE, TO DAVID E. METERS, DATED AUGUST 4, 1906, RECORDED IN VOLUME 186, PAGE 768 OF THE LAVACA COUNTY OFFICIAL RECORDS.  
 SCALE: 1" = 100' JOB: 1297-001

**LEGEND**

IRON ROD FOUND	⊙
1/8" IRON ROD SET	⊙
5/8" IRON ROD SET	⊙
WOOD CORNER POST	⊙
CALCULATED CORNER	⊙
OFFICIAL RECORDS	O.R.
DEED CALL IN 27°32'30" W - 384.87'	



This plot and the attached fieldnotes were prepared from measurements made on the ground under my direction February 4, 2009.

*Thomas G. Borra*  
 Thomas G. Borra  
 Registered Professional  
 Land Surveyor No. 1785  
 Yoakum, Texas  
 361.293.5151