

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

Date: August 5, 2016 GF No. _____

Name of Affiant(s): Cory and Shannon Anderson

Address of Affiant: 9476 EM 686, Dayton, TX 77535

Description of Property: 000765 A G Perm#110, Tract 18, Acres 4.679, Dayton, TX
County Liberty, 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 _____, 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 12/05/02 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): pool was installed behind the house and some fencing was installed in the backyard. Front fence with electric gate. Hysk ran to.

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.

Cory Anderson

Shannon Anderson

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TAR- 1907) 02-01-2010

Bob Edwards Realty Company, 102 West Clayton Dayton, TX 77535

Phone: (936)238-8051

Fax: (936)238-8054

Bridget Sjolander

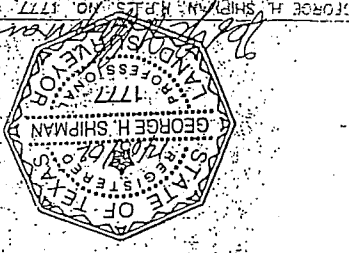
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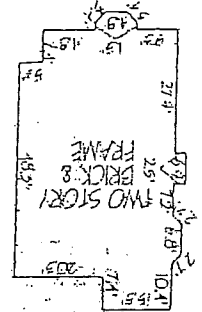
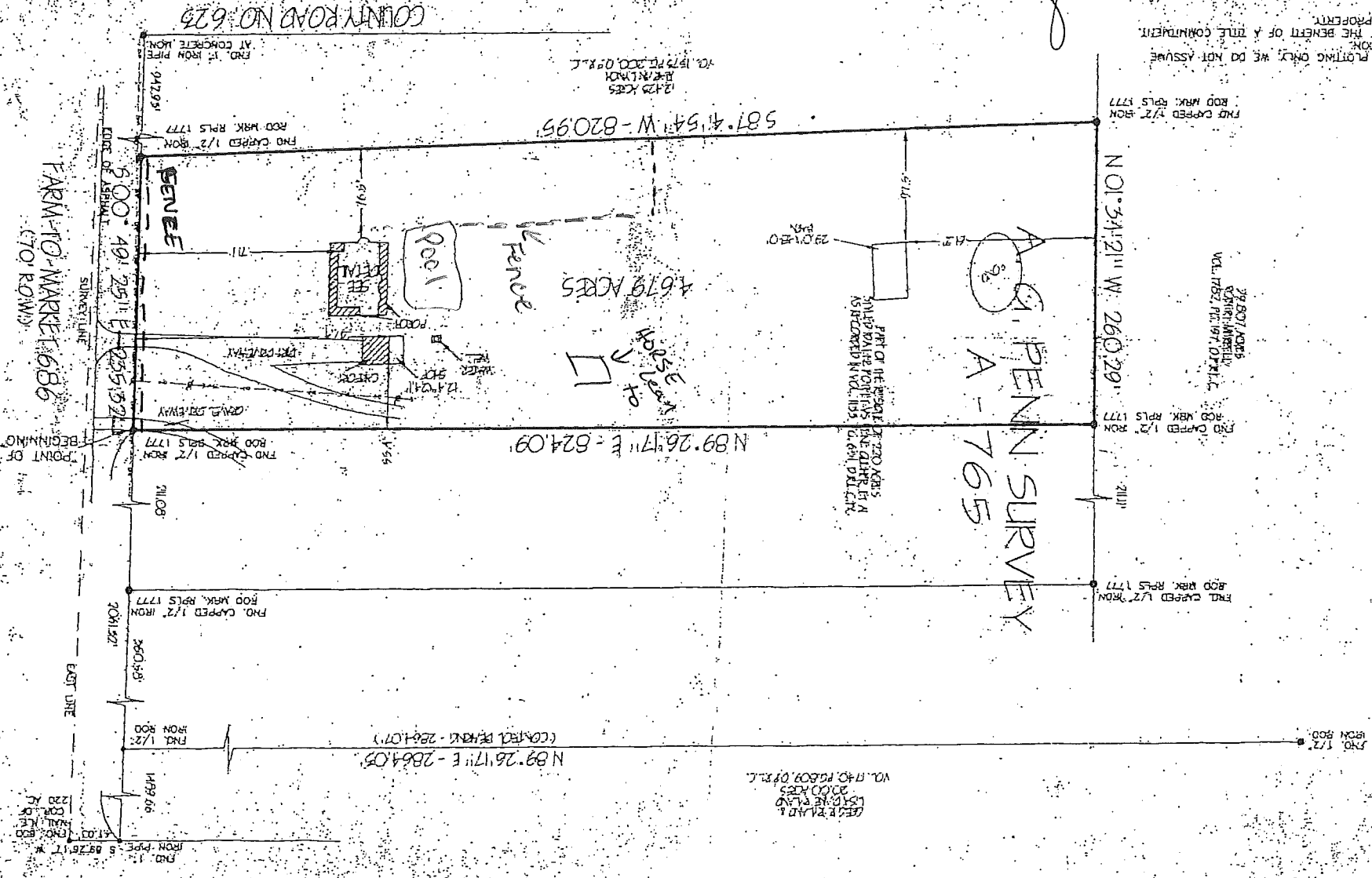
GEORGE H. SHIPMAN, R.L.D. PROFESSIONAL LAND SURVEYOR NO. 1227 HEREBY DECLARE THAT THE SURVEY DESCRIBED HEREIN IS THE RESULT OF A SURVEY MADE BY HIM ON THE GROUNDS SURVEYED OF 4.679 ACRES OF A PENN SURVEY, ABSTRACT NO. 765, LIBERTY COUNTY, TEXAS, BEING RESUME OF A 220 ACRE TRACT, STATED TO BE THE PROPERTY OF GEORGE H. SHIPMAN, AND THAT THE SURVEY IS THE RESULT OF HIS PERSONAL OBSERVATION AND MEASUREMENTS. THE UNDERWRITERS HEREBY DECLARE THAT THIS SURVEY WAS MADE THE 4TH DAY OF OCTOBER, 2009, ON THE GROUNDS OF THE PROPERTY SURVEYED, SHOWN HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA AND BOUNDARIES, OR ANY VISIBLE ENCROACHMENTS OR APPARENT EASEMENTS OR EIGHTH-OF-WAYS, SUBJECT AS SHOWN HEREON. SAID PROPERTY HAS ACCESS TO & FROM A PREPARED ROADWAY AS SHOWN.

NOTES:
 1. FENCES AS SHOWN.
 2. FLOOD ZONE DETERMINED BY GRAPHIC PLACING ONLY; WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 4. NO PRELIMINARIES APPEAR CROSSING THIS PROPERTY.

Handwritten signature: George H. Shipman
 2/23/04



REV.:	SCALE: N. 1/4" = 100'
CHECKED BY: 12/05/02-CS	ABSTRACT: ABSTRACT 765, JOB NO. 980752-7
DRAWN BY: 12/05/02-HM	SURVEY: K. G. PENN SURVEY
FIELD WORK: 12/04/02-JH	COUNTY: LIBERTY STATE: TEXAS
ADDRESS: 9476 E.M. 688, DAYTON, TEXAS 77535	
SURVEYED FOR: MICHAEL W. DUBOIS OR MICHELE DUBOIS	
LENDER:	
G.P. NO.:	
TITLE CO.:	



DETAIL: NOT TO SCALE

R.H. MULHAUSEN SURVEY
 A-804

FARM-TO-MARKET 686
 (70' ROW)

IRON PIPE 5.882617 *
 41.03' 1/2"
 228' 1/2"
 1499.06'

DEEP END, 200 ACRES
 1/2" IRON PIPE
 VOL. 1140, PAGE 09 OF 212.

PART OF THE RESERVE 2720 ACRES
 SHIPMAN TRACT AS SHOWN IN A
 SURVEY MADE BY GEORGE H. SHIPMAN
 AS BEING RECORDED IN VOL. 1153
 PAGE 15, LIBERTY COUNTY, TEXAS

29.807 ACRES
 CORNER-MARKED BY
 VOL. 1152, PAGE 197 OF 212.

270 CAPPED 1/2" IRON
 ROD MARK, RPLS 1777

270 CAPPED 1/2" IRON
 ROD MARK, RPLS 1777

2422 ACRES
 1/2" IRON PIPE
 VOL. 1177, PAGE 009 OF 212.

2422 ACRES
 1/2" IRON PIPE
 AT CONCRETE MON.

270 CAPPED 1/2" IRON
 ROD MARK, RPLS 1777

270 CAPPED 1/2" IRON
 ROD MARK, RPLS 1777

270 CAPPED 1/2" IRON
 ROD MARK, RPLS 1777

N 89° 26' 17" E - 2864.05'
 (CORNER BEARING - 2864.07')

N 89° 26' 17" E - 824.09'

587.41' 54" W - 820.95'

N 01° 54' 21" W 260.29'

POINT OF BEGINNING

EAST LINE

SUBJECT LINE

FENCE

Fence

825' 1/2" to
 1/2" IRON PIPE

A. G. PENN SURVEY
 A-765

