

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

Date: June 28, 2023

GF No. _____

Name of Affiant(s): Billy L and Yvette M Wright Revocable Living Trust

Address of Affiant: 2964 FM 109

Description of Property: A-413 T MATTHEWS 1.000 AC (TRACT 4) HOUSE & BLDG

County Colorado, 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 December 2014 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.

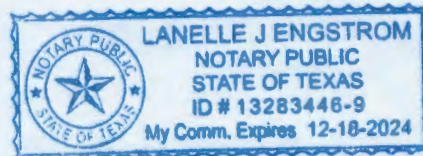
EXCEPT for the following (If None, Insert "None" Below): cow shed built in back pasture on the left along gravel drive

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.

Yvette M. Wright

Notary Public



SWORN AND SUBSCRIBED this 28 day of June, 2023

Lanelle J Engstrom
Notary Public

COLORADO COUNTY, TEXAS
THOMAS MATTHEWS SURVEY, ABSTRACT NO. 413

DESCRIPTION OF A 10.05 ACRE TRACT OF LAND OUT OF THE THOMAS MATTHEWS SURVEY, ABSTRACT NO. 413, AND BEING THAT SAME CALLED 10.05 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 9, 2006 FROM JEFFERY H. TRANSEAU, ET UX TO MICHAEL D. KOENIG, ET UX, RECORDED IN VOLUME 520, PAGE 468, OF THE OFFICIAL RECORDS IN COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 10.05 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N 13,836,404.60 USft E 2,751,360.53 USft) in the Westerly line of F.M. Highway No. 109 for the Northeast corner of the herein described tract, being the common Southeast corner of a called 10.05 acre tract of land called Tract No. 2 in a deed dated October 27, 2006 from Jason L. Class to Gary P. Stanton, et ux, recorded in Volume 540, Page 833, Colorado County Official Records, from which a 5/8 inch iron rod found for the Northeast corner of said Stanton 10.05 acre tract bears North 09° 57' 57" East a distance of 259.90 feet;

THENCE South 09° 57' 57" West (called South 09° 56' 33" West) with the Westerly line of F.M. Highway No. 109, being the common Easterly line of the herein described tract a distance of 267.98 feet (called 267.75') to a 5/8 inch iron rod found for the Southeast corner of the herein described tract, being the common Northeast corner of a called 8.00 acre tract of land described in a deed dated April 19, 2006 from Jefferey H. Transeau, et ux to Charles E. Cords, Sr., et ux, recorded in Volume 523, Page 365, Colorado County Official Records;

THENCE South 89° 06' 48" West (called South 86° 06' 21" West) with the Northerly line of said 8.00 acre tract, being the common Southerly line of the herein described tract and at 1335.74 feet passing a 5/8 inch iron rod found for the Northwest corner of said 8.00 acre tract and continuing along with an interior line of the residue of a called 144.057 acre tract of land described in a deed dated August 26, 2005 from Roberta Valentine Godwin to Jefferey Transeau, et ux, recorded in Volume 503, Page 527, Colorado County Official Records, being the common Southerly line of the herein described tract for a total distance of 1639.13 feet (called 1639.16') to a 5/8 inch iron rod found for the Southwest corner of the herein described tract, being a common interior corner of said residue of a called 144.057 acre tract;

THENCE North 01° 11' 16" West (called North 01° 10' 25" West) with an interior line of said residue of a called 144.057 acre tract, being the common Westerly line of the herein described tract a distance of 262.96 feet (called 262.97') to a 5/8 inch iron rod found for the Northwest corner of the herein described tract, being the common Southwest corner of said Stanton 10.05 acre tract;

THENCE North 89° 06' 20" East (called North 89° 06' 21" East) with the Southerly line of said Stanton 10.05 acre tract, being the common Northerly line of the herein described tract a distance of 1690.97 feet (called 1690.81') to the **POINT OF BEGINNING**, containing 10.05 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99988301

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on December 15-16, 2014.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Frank Surveying Co., Inc.
Project No. 2014121460
Word File: 2014121460_10.05_acre_m&b.docx
ACAD File: 2014121460.dwg
TBPLS Firm No. 10000100

Date: 12/17/2014

