

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

Date: 6-26-23 GF No. \_\_\_\_\_  
Name of Affiant(s): Regina Day  
Address of Affiant: 370 NORM STREET CHINA SPRING, TX 76633  
Description of Property: \_\_\_\_\_  
County MCLENNAN, 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 3-27-07 there have been no:  
Please insert date of survey
  - 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:)

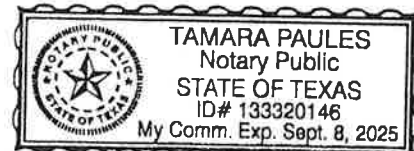
Removed 2 buildings, removed interior fence, added interior fence (backyard), added canopy/covering on metal building

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.

Regina Day  
\_\_\_\_\_

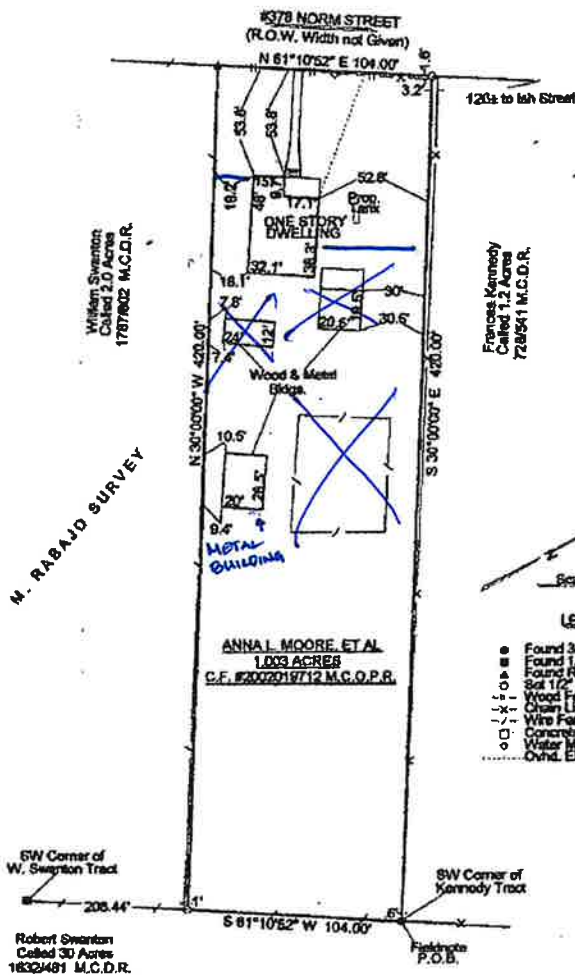
SWORN AND SUBSCRIBED this 26 day of June, 2023.

Paules  
\_\_\_\_\_  
Notary Public



MARTIN & ASSOCIATES  
 CIVIL ENGINEERS & SURVEYORS  
 P.O. Box 7432 Waco, Texas 76714 Ph/Fax (254) 772 - 3598  
 Survey Plat

TRACT: Being that certain called one acre out of the M. Rabajo Survey in McLennan County, Texas, and being the same tract conveyed to Ansel L. Moore, Carol Denise Smith, and a trust created through the Last Will and Testament of John Oscar Payne (Cause No. 00-3239-P2 probated in Dallas County, Texas) acting by Stacy Marie Freeman, the duly appointed and qualified Trustee, for the use and benefit of the Randsie Scott Payne and Dennis Todd Payne by deed recorded as Clerk's File #2002019714 in the Official Public Records of McLennan County, Texas. This being described by metes and bounds as follows:  
 BEGINNING at a 3/8" iron pin found at the SW corner of a called 1.2 acre tract conveyed to Frances Kennedy by deed recorded in 728541 of the McLennan County Deed Records(M.C.D.R.), and also being in the most Easterly North line of a Called 30 acre tract conveyed to Robert T. Swanton by deed recorded in 1632481 M.C.D.R. for the SE corner of this;  
 THENCE S 81°10'52" W 104.00' along the SE line of this and the North line of said Robert Swanton tract to a 1/2" iron pin set for the SW corner of this, said point also being at the NE corner of a called 2 acre tract conveyed to William P. Swanton by deed recorded in 1787802 M.C.D.R.  
 THENCE N 30°00'00" W (Bearing taken from Kennedy Deed) 420.00' along the SW line of this to a R/R Spike found for the NW corner of this, same being the NE corner of said William Swanton tract and also being in the SE line of a public road known as Norm Street;  
 THENCE N 61°10'52" E along the NW line of this and the SE line of Norm Street to a 1/2" iron pin set for the NE corner of this, same being the NW corner of said Kennedy tract;  
 THENCE S 30°00'00" E 420.00' along the NE line of this and the SW line of said Kennedy to the POINT OF BEGINNING and containing 1.003 acres.



Scale 1" = 60'

LEGEND

- Found 3/8" Iron Pin (IP)
- Found 1/2" IP w/Rod Plastic Cap
- Found R/R Spike
- Set 1/2" Iron Pin
- Wood Fence
- - - Chain Link Fence
- Wire Fence
- Concrete
- Water Motor
- Overhead Elec. Svc. Line

Certified correct plat of an actual on-the-ground survey performed under my supervision during the month of March 2007; there are no visible discrepancies, conflicts, or shortages in area or boundary lines, or any visible encroachments, protrusions or any overlapping of improvements except as shown hereon; and certifies only to the legal description and easements shown on the referenced title commitment. No part of this tract appears to be within the 100 year flood zone based on what can be ascertained from the graphics shown on F.L.R.M. Community-Panel No. 480456 0050 B, Zone C, dated September 2, 1991. This Flood Statement does not imply this tract will never flood.

March 22, 2007  
 OF # 994800  
 First American Title Co. of Waco

*Steve Richard Martin 3/23/07*

