

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

Date: 11/2/2023

GF No. \_\_\_\_\_

Name of Affiant(s): W J Enterprises, LLC. By: Robert Delancy

Address of Affiant: 225 Dawn Drive, Liberty Hill, TX 78642

Description of Property: 65.708 acres, Jabez Fitch Survey, Abstract 24

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.");  
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 June 11, 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.

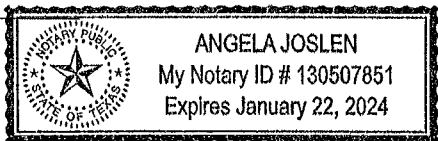
Robert Delancy 11/01/23  
W J Enterprises, LLC. By: Robert Delancy

SWORN AND SUBSCRIBED this

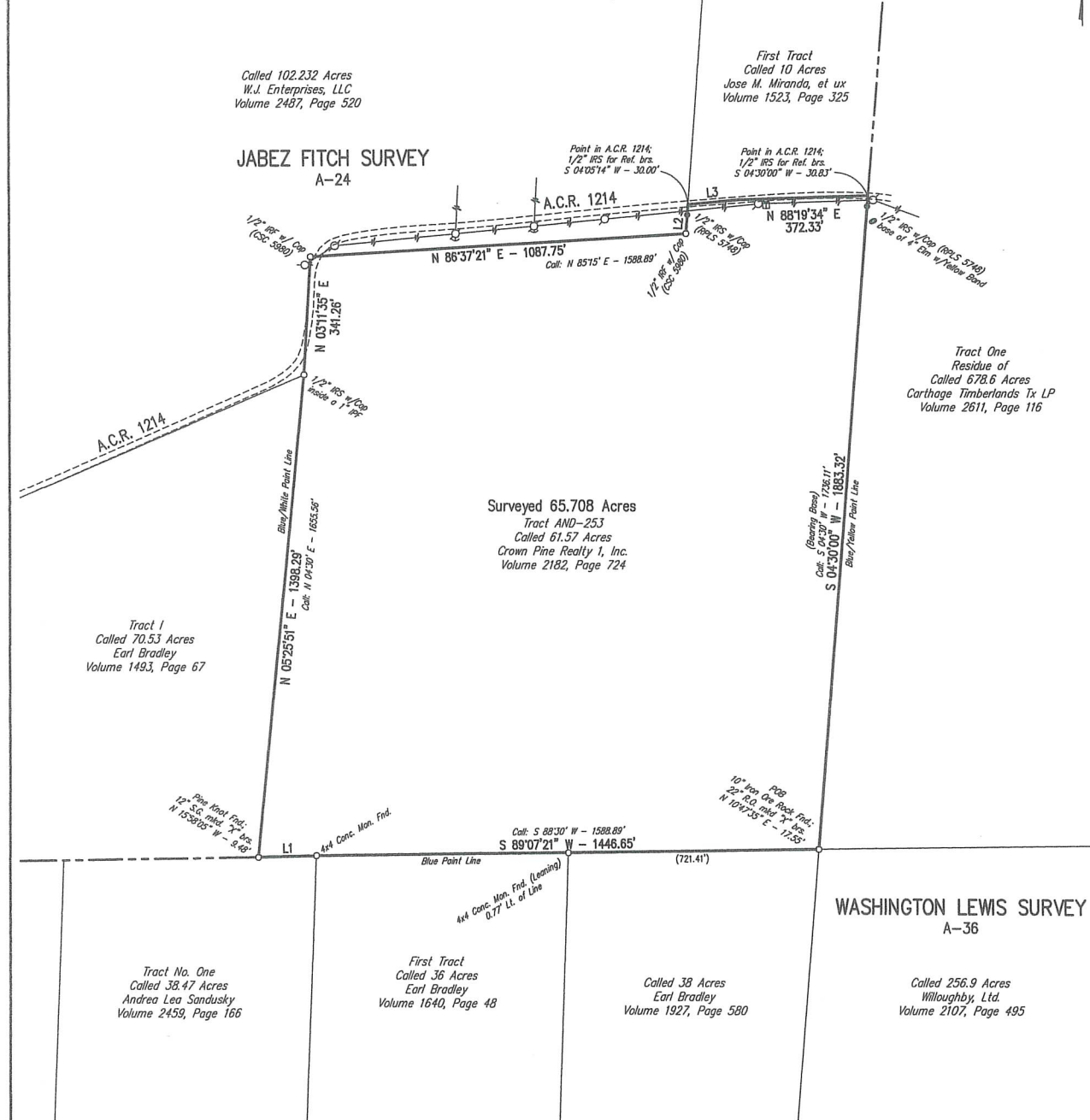
And day of November

2023

Notary Public  
Angela Joslen  
(TXR-1907) 02-01-2040



**PLAT OF SURVEY**  
 SHOWING  
**65.708 ACRES**  
 BEING PART OF THE  
**JABEZ FITCH SURVEY, ABSTRACT 24**  
**ANDERSON COUNTY, TEXAS**



A.A. Davis Title, LLC  
 GF No. 14869.HUD

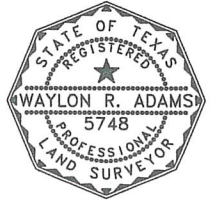
(NOTE: Easement research was limited to data provided by above referenced Title Company.)

LINE	BEARING	DISTANCE
L1	S 88°19'07" W	165.59'
L2	N 04°05'14" E	84.02'
L3	N 84°50'43" E	144.98'

Note: All Set Corners are marked with a 1/2" Iron Rod with an orange plastic cap stamped "RPLS 5748", except as shown.

I, Waylon R. Adams, do hereby certify that this Plat does accurately represent an actual on the ground survey made under my direction and supervision on June 10, 2019, and is being submitted along with a legal description of the tract(s) shown hereon.

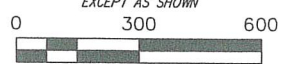
*Waylon R. Adams*  
 Waylon R. Adams  
 Registered Professional Land Surveyor  
 State of Texas No. 5748



Note: Bearings are based on the east line of that certain called 61.57 acre tract described as "Tract AND-253" in a deed to Crown Pine Realty 1, Inc. as recorded in Volume 2182, Page 724 of the Official Public Records of Anderson County, Texas.

LEGEND  
 ○ POWER POLE  
 ⊕ GUY ANCHOR  
 □ TELEPHONE PEDESTAL  
 EXCEPT AS SHOWN

DRAWN BY: W.R.A.	REVISIONS	EAST TO WEST SURVEYING, INC.		PLAT OF SURVEY
JOB No.: 190699	6/24/2019	1530 SSW LOOP 323, SUITE 127		W.J. ENTERPRISES LLC
DATE: 6/11/2019	7/2/2019	TYLER, TEXAS 75701		A.C.R. 1214, GRAPELAND
FB/PG: 111/7		PH: (903) 405-3464, FAX: (903) 405-3474		ANDERSON COUNTY, TEXAS
		TBPLS FIRM REGISTRATION No. 10194274		





**65.708 ACRES**  
**JABEZ FITCH SURVEY, ABSTRACT 24**  
**ANDERSON COUNTY, TEXAS**  
**W.J. ENTERPRISES LLC**  
**JOB No. 190699**  
**REVISED: 6/24/2019**  
**REVISED: 7/2/2019**

**June 11, 2019**

**BEING 65.708 ACRES OF LAND** situated in the Jabez Fitch Survey, Abstract 24, Anderson County, Texas and being all of that certain called 61.57 acre tract described as "Tract AND-253" in a deed to Crown Pine Realty 1, Inc. as recorded in Volume 2182, Page 724 of the Official Public Records of Anderson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 10" iron ore rock found at a 3" wood post for the southeast corner of said called 61.57 acre tract and the most southerly southwest corner of the residue of that certain called 678.6 acre tract described as "Tract One" in a deed to Carthage Timberlands Tx LP as recorded in Volume 2611, Page 116 of the Official Public Records of Anderson County, Texas, the northwest corner of that certain called 256.9 acre tract conveyed to Willoughby, Ltd. as recorded in Volume 2107, Page 495 of the Official Public Records of Anderson County, Texas, and the northeast corner of that certain called 38 acre tract conveyed to Earl Bradley as recorded in Volume 1927, Page 580 of the Official Public Records of Anderson County, Texas, same being the most easterly southeast corner of said Jabez Fitch Survey, A-24 and an interior ell corner of the Washington Lewis Survey, A-36, Anderson County, Texas;

**THENCE South 89°07'21" West** with the south line of said called 61.57 acre tract and the north line of said called 38 acre tract, same being the most easterly south line of said Jabez Fitch Survey, A-24 and the most southerly north line of said Washington Lewis Survey, A-36, and generally with a blue paint line, at a distance of 721.41' passing a 4x4 concrete monument found (leaning) for the northwest corner of said called 38 acre tract and the northeast corner of that certain called 36 acre tract described as the "First Tract" in a deed to Earl Bradley as recorded in Volume 1640, Page 48 of the Official Public Records of Anderson County, Texas, said monument determined to be 0.77' left of line, and continuing with the south line of said called 61.57 acre tract, the north line of said called 36 acre tract, and said survey line for **a total distance of 1446.65 feet** to a 4x4 concrete monument found for the northwest corner of said called 36 acre tract and the northeast corner of that certain called 38.47 acre tract described as "Tract No. One" in a deed to Andrea Lea Sandusky as recorded in Volume 2459, Page 166 of the Official Public Records of Anderson County, Texas;

**THENCE South 88°19'07" West** continuing with the south line of said called 61.57 acre tract, the north line of said called 38.47 acre tract, and said survey line, and generally with a blue paint line **a distance of 165.59 feet** to a pine knot found for the southwest corner of said called 61.57 acre tract and the southeast corner of that certain called 70.53 acre tract described as "Tract I" in a deed to Earl Bradley as recorded in Volume 1493, Page 67 of the Official Public Records of Anderson County, Texas, from which a 12" S.G. marked "X" bears N 15°58'05" W - 9.48';

**THENCE North 05°25'51" East** with the west line of said called 61.57 acre tract, the east line of said called 70.53 acre tract, and generally with a blue and white paint line **a distance of 1398.29 feet** to a ½" iron rod with cap (RPLS 5748) set inside a 1" iron pipe found on the southeast side of County Road No. 1214 for the northeast corner of said called 70.53 acre tract and the most southerly southeast corner of that certain called 102.232 acre tract conveyed to W.J. Enterprises, LLC as recorded in Volume 2487, Page 520 of the Official Public Records of Anderson County, Texas;

**THENCE North 03°11'35" East** continuing with the west line of said called 61.57 acre tract and the most southerly east line of said called 102.232 acre tract **a distance of 341.26 feet** to a ½" iron rod with cap (CSC 5980) found on the northwest side of said County Road No. 1214 for the northwest corner of said called 61.57 acre tract and an interior ell corner of said called 102.232 acre tract;

**THENCE North 86°37'21" East** with the north line of said called 61.57 acre tract and the most easterly south line of said called 102.232 acre tract **a distance of 1087.75 feet** to a ½" iron rod with cap (CSC 5980) found for the southeast corner of said called 102.232 acre tract;



1530 SSW LOOP 323, STE. 127 TYLER, TX 75701 PH: 903-405-3464 FAX: 903-405-3474 TBPLS FIRM REG. No. 10194274

**THENCE North 04°05'14" East** continuing with the north line of said called 61.57 acre tract and with the most easterly east line of said called 102.232 acre tract a **distance of 84.02 feet** to point in County Road No. 1214 for the southwest corner of that certain called 10 acre tract described as the "First Tract" in a deed to Jose M. Miranda, et ux as recorded in Volume 1523, Page 325 of the Official Public Records of Anderson County, Texas, from which a ½" iron rod with cap (RPLS 5748) set for reference bears S 04°05'14" W – 30.00';

**THENCE** with the north line of said called 61.57 acre tract, the south line of said called 10 acre tract, and generally with said County Road No. 1214 as follows:

**North 84°50'43" East a distance of 144.98 feet** to a point, and

**North 88°19'34" East a distance of 372.33 feet** to a point for the northeast corner of said called 61.57 acre tract, same being in the most southerly west line of the residue of said called 678.6 acre tract, from which a ½" iron rod with cap (RPLS 5748) set for reference at the base of a 4" Elm with a yellow band bears S 04°30'00" W – 30.83';

**THENCE South 04°30'00" West** with the east line of said called 61.57 acre tract, the most southerly west line of the residue of said called 678.6 acre tract, and generally with a blue and yellow paint line a **distance of 1883.32 feet** back to the **PLACE OF BEGINNING** and containing **65.708 ACRES OF LAND**.

*Note: Bearings are based on the east line of that certain called 61.57 acre tract described as "Tract AND-253" in a deed to Crown Pine Realty I, Inc. as recorded in Volume 2182, Page 724 of the Official Public Records of Anderson County, Texas.*

I, Waylon R. Adams, do hereby certify that this Legal Description does accurately represent an actual on the ground survey made under my direction and supervision on June 10, 2019, and is being submitted along with a plat of the tract(s) described herein.

A handwritten signature in blue ink that reads 'Waylon R. Adams'.

Waylon R. Adams  
Registered Professional Land Surveyor  
State of Texas No. 5748

