

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

Date: 11/14/23 GF No. \_\_\_\_\_  
Name of Affiant(s): Jean Amsden  
Address of Affiant: 4845 FM 3158 DALE, TX 78616-2979  
Description of Property: A026 TINNEY, AMBROSE, TRACT PT 3, ACRES 13.764  
County Caldwell, 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 April 27, 2015 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): 20x25 RV Cover  
18x20 Car Cover

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.

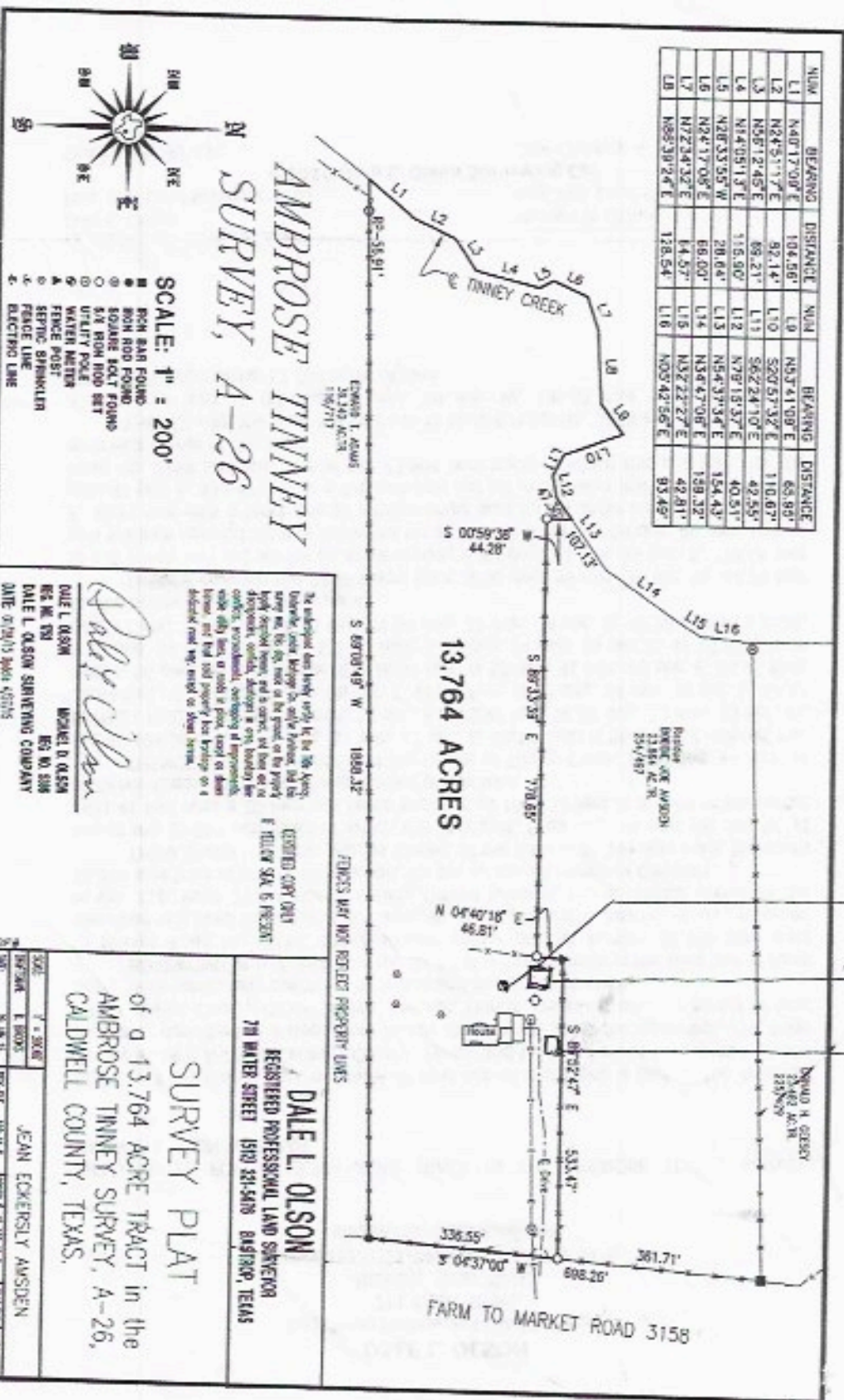
Jean Amsden

SWORN AND SUBSCRIBED this 14 day of November, 2023.

Haley Ellis  
Notary Public  
(TXR 1907) 02-01-2010



NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N40°17'00"E	104.56'	L9	N53°41'08"E	65.88'
L2	N24°51'17"E	92.14'	L10	S20°57'32"E	110.67'
L3	N56°12'45"E	89.21'	L11	S62°24'10"E	42.55'
L4	N14°05'13"E	118.90'	L12	S78°18'37"E	40.51'
L5	N28°33'55"W	20.64'	L13	N54°37'34"E	154.43'
L6	N24°17'05"E	88.00'	L14	N34°47'08"E	158.32'
L7	N12°34'32"E	14.57'	L15	N52°22'27"E	42.81'
L8	N88°39'24"E	128.54'	L16	N03°42'56"E	93.45'



# AMBROSE TINNEY SURVEY, A-26

SCALE: 1" = 200'



- IRON BAR FOUND
- IRON ROD FOUND
- SQUARE SPLIT FOUND
- SIX IRON ROD SET
- UTILITY POLE
- WATER METER
- ▲ FENCE POST
- ▲ SERRIS SPRINKLER
- ▲ FENCE LINE
- ▲ DICTATING LINE

13.764 ACRES

The subject land being with it the 36 Acres therein, does belong to wife Ambrose, and she hereby conveys, sells and conveys, but she and her heirs, assigns, executors, administrators, and assigns, shall have no claim, title, or interest in the above described land, and she hereby certifies that she and her heirs, assigns, executors, administrators, and assigns, have no claim, title, or interest in the above described land, and she hereby certifies that she and her heirs, assigns, executors, administrators, and assigns, have no claim, title, or interest in the above described land.

*Dale L. Olson*  
 DALE L. OLSON MICHAEL D. OLSON  
 REG. ME. ENR. REG. ME. SURV.  
 DALE L. OLSON SURVEYING COMPANY  
 DATE: 07/20/15 3:04:45 PM

DATE	7-2-2015	BY	JEAN ECKERSLEY WARDEN
TIME	1:30 PM	BY	JEAN ECKERSLEY WARDEN
DATE	7-2-2015	BY	JEAN ECKERSLEY WARDEN
TIME	1:30 PM	BY	JEAN ECKERSLEY WARDEN

SURVEY PLAT  
 of a 13.764 ACRE TRACT in the  
 AMBROSE TINNEY SURVEY, A-26,  
 CALDWELL COUNTY, TEXAS.

DALE L. OLSON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 714 WATER STREET 1510 201-5478 DALLAS, TEXAS

New Well  
 RV Cover  
 Carport

*[Handwritten signature]*

**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, Texas 78602  
Phone (512)321-5476 Fax (512)303-5476  
[olsonsurvey@sbcglobal.net](mailto:olsonsurvey@sbcglobal.net)

FIELD NOTES FOR A 13.764 ACRE TRACT IN THE AMBROSE TINNEY SURVEY,  
CALDWELL COUNTY, TEXAS.

BEING a 13.764 acre tract or parcel of land out of and being a part of the Ambrose Tinney Survey, A-26, in Caldwell County, Texas, and being a part of that certain 23.864 acre tract described in a deed from Margle Bozarth, et. al., recorded in Vol. 254, Page 497, Caldwell County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

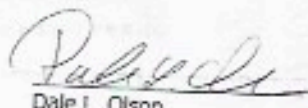
BEGINNING at a 1/2 inch iron rod found at a fence corner in the west line of Farm to Market Road No. 3158, the northeast corner of that certain 39.340 acre tract described in a deed from Carlos B. Baker, et. al., to Edward T. Adams, et. ux., recorded in Vol. 116, Page 717, Caldwell County Official Records, the southeast corner of the 23.864 acre tract of which this is a part, for the southeast corner of this tract.

THENCE with the north line, as fenced, of the Adams 39.340 acre tract, the south line of the 23.864 acre tract of which this is a part, S 89 deg. 08 min. 49 sec. W, at 1831.41 feet pass a 20 inch oak fence angle, in all 1888.32 feet to a point in the center of Tinney Creek, for the southwest corner of this tract.

THENCE with the meanders of the Center of Tinney Creek, N 40 deg. 17 min. 09 sec. E, 104.56 feet; N 24 deg. 51 min. 17 sec. E, 82.14 feet; N 56 deg. 12 min. 45 sec. E, 69.21 feet; N 14 deg. 05 min. 13 sec. E, 115.90 feet; N 28 deg. 33 min. 55 sec. W, 28.64 feet; N 24 deg. 17 min. 08 sec. E, 66.00 feet; N 72 deg. 34 min. 32 sec. E, 64.57 feet; N 86 deg. 39 min. 24 sec. E, 128.54 feet; N 53 deg. 41 min. 09 sec. E, 65.95 feet; S 20 deg. 57 min. 32 sec. E, 110.67 feet; S 62 deg. 24 min. 10 sec. E, 42.55 feet; N 79 deg. 15 min. 37 sec. E, 40.51 feet; N 54 deg. 37 min. 34 sec. E, 47.30 feet to a point, for the northwest corner of this tract.

THENCE crossing the 23.864 acre tract, S 00 deg. 59 min. 38 sec. W, 44.28 feet to a 5/8 inch iron rod set for an angle corner; S 89 deg. 33 min. 39 sec. E, 778.65 feet to a 5/8 inch iron rod set in a fence line for an interior corner; N 04 deg. 40 min. 18 sec. E, 46.81 feet with a fence line to a fence angle post for an angle corner; S 89 deg. 52 min. 47 sec. E, 533.47 feet to a 5/8 inch iron rod set in the west line of Farm to Market Road No. 3158 and east line of the 23.864 acre tract, of which this is a part, for the northeast corner of this tract.

THENCE with the west line of Farm to Market Road No. 3158 and east line of the 23.864 acre tract, S 04 deg. 37 min. 00 sec. W, 336.55 feet to the POINT OF BEGINNING, containing 13.764 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

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Order# 15-192-11c

Date Created: 4-30-15