

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

Date: 12/30/2020 GF No. _____
Name of Affiant(s): Michael and Tamara Toon
Address of Affiant: 1230 CR 255 S., Sheridan, TX 77475
Description of Property: 1230 CR 255 S., Sheridan, TX 77475
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 3/24/2020 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:): metal shop

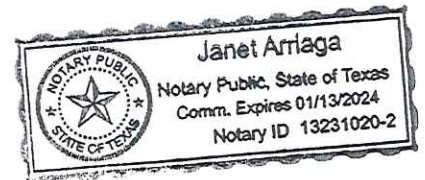
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Janet Arriaga

SWORN AND SUBSCRIBED this 30th day of Jan, 2021.

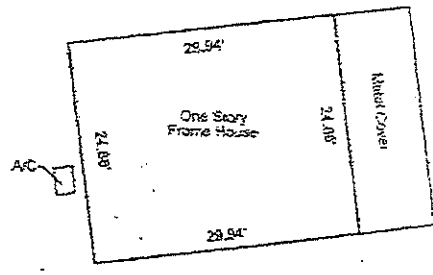
Janet Arriaga

Notary Public
(TXR 1907) 02-01-2010



HOUSE DETAIL

1" = 20'



Fernando (Arrejo)
Tract 1
247,347 DRCCT

TCM
Fd. 1 1/2" Pipe

Horizontal Control
N88°55'51"W 564.01'
N88°28'27"E 564.01'

5.00 ACF

0.22 Acres outside of
dred under fence
not included in total acreage
no apparent conflict

TCM
Fd. 1 1/2" Pipe
N84°18'17"W 22'

S68°38'27"W
N88°28'27"E

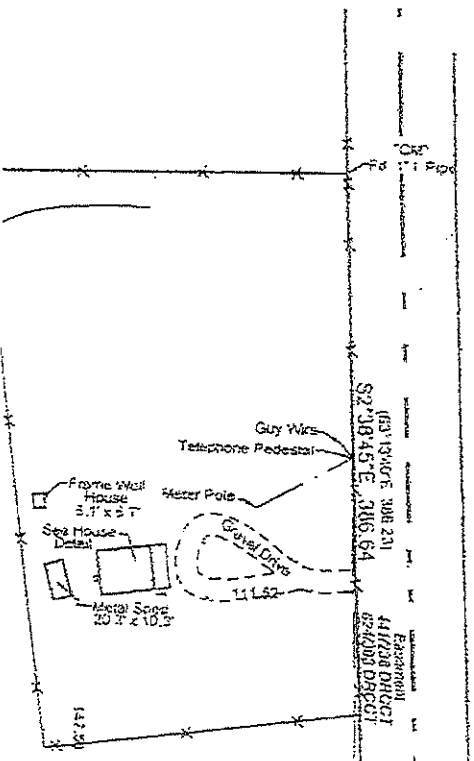
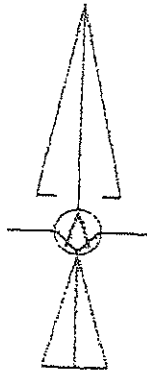
Sd. I.R.
Fd. 1 1/2" Pipe beam
N84°18'17"W 22'

R. CHAPPELL SURVEY A-81

John Vega
570,754 DRCCT

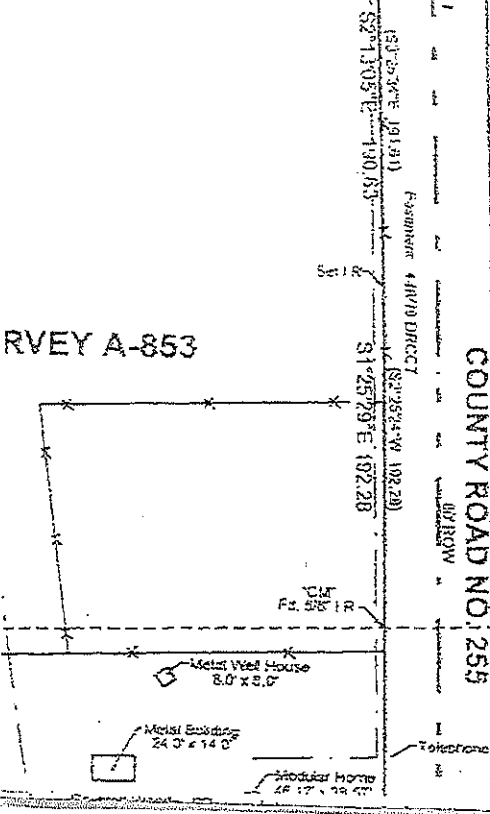
T. C. COCKER S

Sd. I.R.
Fd. 1 1/2" Pipe beam
N84°18'17"W 22'



Matthew McCann
1980/81 DIRECT

V. L. EVANS SURVEY A-193



RVEY A-853

deed Under fence
not included in total acreage
no apparent conflict

15.07 ACRES

The following easement provided in Schedule B GF NO 135061077
affects the subject property as follows

- 10a. Easement - Colorado County
108/571 DRCCT - County Road No 255
- 10b. Easement - San Bernard Electric Co., Inc
220/631 DRCCT - Does not affect
- 10c. Easement - San Bernard Electric Co., Inc
221/599 DRCCT - Does not affect
- 10d. Easement - Shell Oil Company
257/539 DRCCT - 50' ROW Blanket easement
- 10e. Easement - J. W. Golia
318/572 DRCCT - Does not affect
- 10f. Easement - Jim B. Hamilton
440/129 DRCCT - Does not affect
- 10g. Easement - San Bernard Electric Co., Inc
469/340 DRCCT - Blanket easement
- 10h. Jasper J. Solomon and Frances Solomon
441/238 DRCCT - 60' Road Shown on plat
- 10i. Easement - Robert L. Coleman and Deborah F. Coleman
443/144 DRCCT - 60' Road Shown on plat
- 10j. Easement - Richard B. Warnke and Barbara Warnke
445/252 DRCCT - 60' Road Shown on plat
- 10k. Enrique R. Reyna and Jaunita M. Reyna
448/19 DRCCT - 50' Road Shown on plat
- 10l. Coastline Gas Pipeline Company
522/340 DRCCT - 30' ROW Blanket easement
- 10m. Easement - Coastline Gas Pipeline Company
522/400 DRCCT - 30' ROW Blanket easement
- 10n. Easement - Coastline Gas Pipeline Company
522/411 DRCCT - 30' ROW Blanket easement
- 10o. Easement - Marvin Long, Sr and Darlene Long
524/393 DRCCT - 60' Road Shown on plat
- 10p. Easement - ETC NGL Transport, LLC
572/367 DRCCT - Shown on plat

This Surveyor addresses the foregoing instruments for locative purposes
only and makes no statements or opinions as to the authenticity of the
instrument itself.

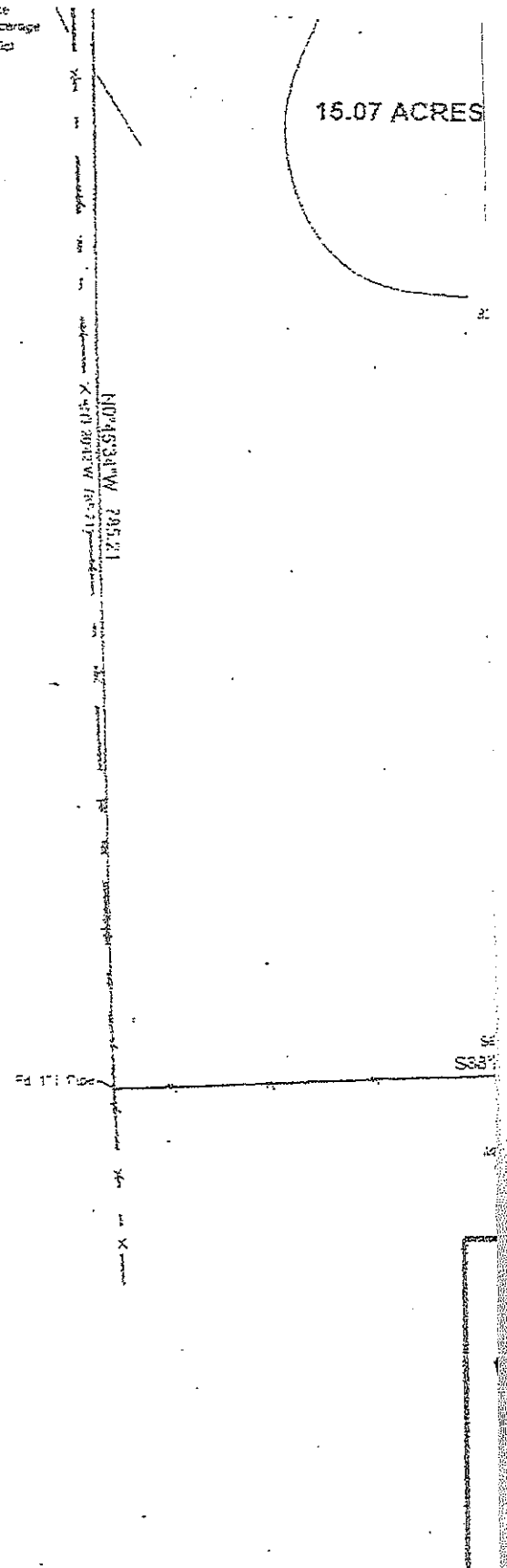
() = Record Call

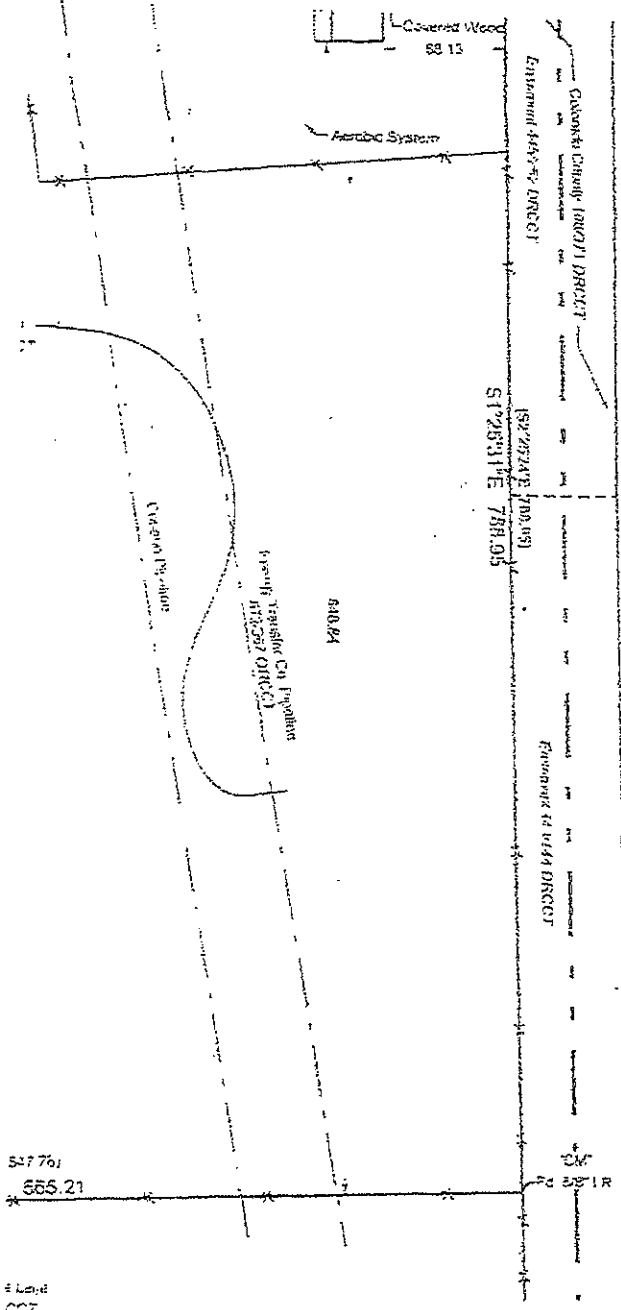
"DM" = Control Monument

Bearings based on "NAD83 datum" established by GPS

Set IR = Set 5/8" Iron Rod with cap marked "Walters Surveying"

Survey does not reflect FEMA Flood Elevation Determination





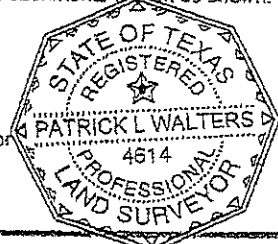
George I Kandyce Water
 Joint Primary Trust
 642755 DIRECT

On March 24, 2020 a Survey was made on the ground under my supervision of a tract of land described as follows:

See attached field notes.

There are no visible easements or encroachments except as shown.

Patrick L. Walters
 Registered Professional Land Surveyor
 No 4514



527.76
 655.21



PLAT OF 5.00 ACRES AND 15.07 ACRES IN THE T. C. COCKRILL SURVEY A-853		
SCALE 1" = 100'	WALTERS LAND SURVEYING COMPANY, LLC	DRAWN BY T K S
PLAT NO 03-33-2020	REGISTERED PROFESSIONAL LAND SURVEYORS 105 North Mason Street BOWIE, TEXAS	JOB NO 1535-3754
COLORADO COUNTY - TEXAS		
SURVEY DATE 03-24-2020	FS 67	FIRM NO 101306-00 OFFICE PHONE (940) 872-4718