

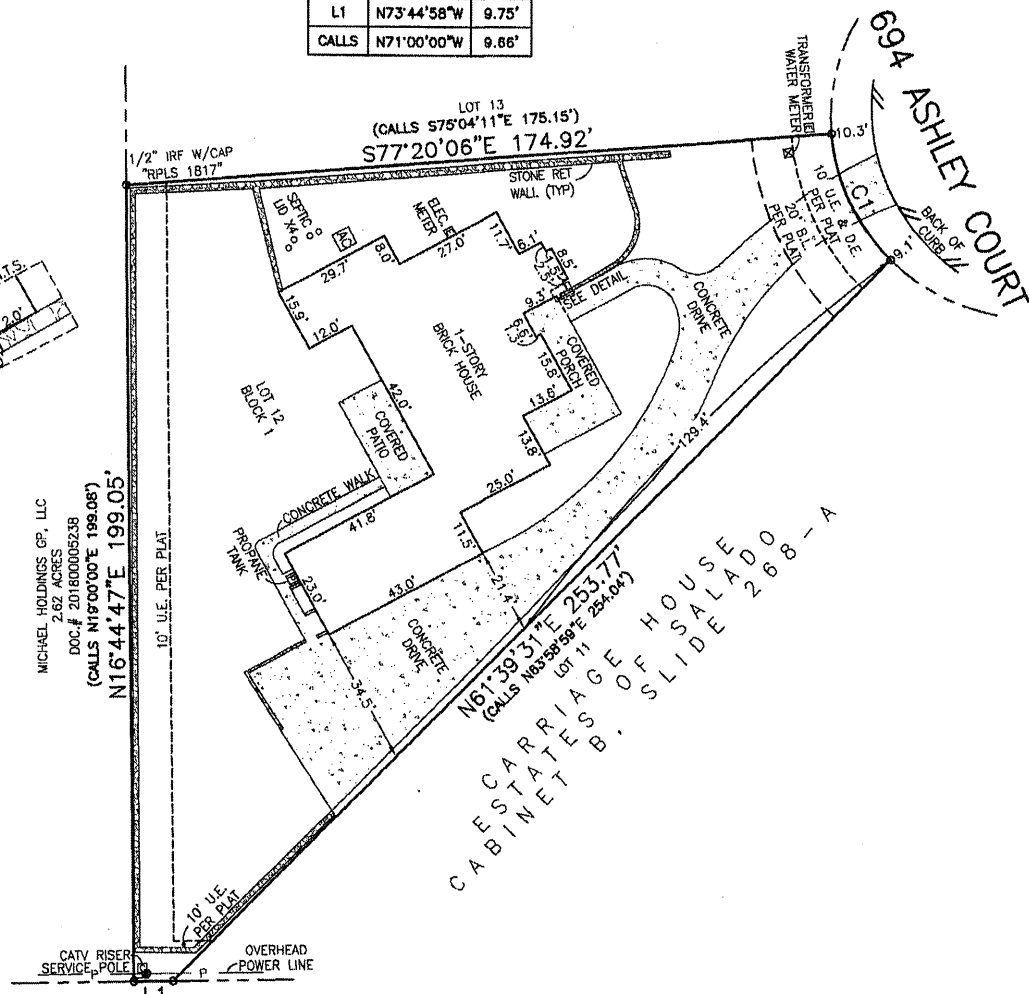
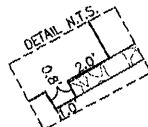
Bearing Base: Texas State Plane
Coordinate System (NAD 1983) as
determined by G.P.S. observation.

TSPS LAND TITLE SURVEY

NOTE: ALL RODS 1/2" IRF W/CAP
"RPLS 1817" UNLESS OTHERWISE MENTIONED

Curve Table			
Curve #	Length	Radius	Chord
C1	35.58'	50.00'	S07°45'17"E 34.83'
CALLS	35.73'		

Line Table		
Line #	Direction	Length
L1	N73°44'58"W	9.75'
CALLS	N71°00'00"W	9.66'



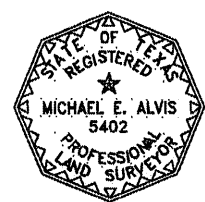
MICHAEL HOLDINGS CP, LLC
DOC.# 201800005238
(CALLS N19°00'00"E 199.08')
N16°44'47"E 199.05'

L1
SALADO INDEPENDENT
SCHOOL DISTRICT
4.61 ACRES
PROPERTY ID.# 102191

The following documents
affect this lot:
Vol. 2953, Pg. 527
Vol. 6189, Pg. 32
Doc.# 2020044270
Doc.# 2022028337

Lot Twelve (12), in Block One (1), of The Carriage House Estates of Salado, in Bell County, Texas, according to the plat of record in Cabinet B, Slide 268-A, Plat Records of Bell County, Texas.

STATE OF TEXAS } KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis,
COUNTY OF BELL } a Registered Professional Land Surveyor in the State of Texas,
do hereby certify that this survey was this day made
on the ground of the property described herein and
is correct and that there are no discrepancies, conflicts, shortages in the
area, easements, and right-of-ways except as shown hereon, that this tract
of land has access to and from a public road, and I have marked all corners
with monuments. This Survey substantially complies with the current Texas
Society of Professional Surveyors Manual of Practice requirements for a
Category 1A, Condition 3, TSPS Land Title Survey.



This Property is not within the Special Flood Hazard Area as per the Federal
Emergency Management Agency Federal Insurance Administration Map No.
48027C0510E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 5th day of October 2022.

Michael E. Alvis
Michael E. Alvis, R.P.L.S., No. 5402

TURLEY
ENGINEERING & SURVEYING
301 N. 3RD ST.
TEMPLE, TEXAS 76501
WWW.TURLEY-INC.COM
254-773-2400
ENGINEERING FIRM NO. 1558
SURVEY FIRM NO. 10056000

694 ASHLEY COURT
LOT 12, BLOCK 1
CARRIAGE HOUSE
ESTATES OF SALADO
BELL COUNTY, TEXAS

DATE: 10/5/2022	SCALE: 1:30	DWN. BY: ZMN
REFERENCE:	F.B. & L.B.: SKETCH	
FILE NO: 22-3022	SHEET: 1	

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

Date: 02/01/2024 GF No. _____
Name of Affiant(s): William and Mindy Steed
Address of Affiant: same as below
Description of Property: 694 Ashley Court, Salado, TX 76571
County Bell, 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 2022 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.

Mindy Steed
SWORN AND SUBSCRIBED this 6 day of February, 2024

Carrie Mckirahan
Notary Public

(TXR 1907) 02-01-2010

