

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

Date: 6-6-24 GF No. \_\_\_\_\_  
Name of Affiant(s): Virginia + Joe Castillo  
Address of Affiant: 813 Copperas Drive  
Description of Property: Tract 7, Copperas Hollow, Section 1, subdiv.  
County: Burleson, Texas

Francisco  
RUIZ Survey  
A-54  
Burleson Cty.

"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 August 1, 2021 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.

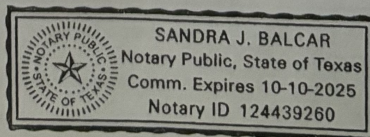
EXCEPT for the following (If None, Insert "None" Below:)

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.

Virginia S. Castillo  
Joe Castillo

SWORN AND SUBSCRIBED this 6<sup>th</sup> day of June, 2024.

Sandra J. Balcár  
Notary Public



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	825.00'	85.61'	85.57'	N 77°52'37" E	5°56'44"

LINE	BEARING	DISTANCE
L1	N 79°22'07" W	36.10'
L2	N 89°15'16" W	77.23'
L3	S 76°05'10" W	50.80'

813 COPPERAS DRIVE

50' R.O.W.

**LEGEND**

These standard symbols will be found in the drawing.

- Found iron rod (size noted)
- Set 1/2" I.R. w/yellow cap
- △ calculated point
- fence line
- ⊙ water meter
- ⊙ gas meter
- ⊙ telephone pedestals

TRACT 6

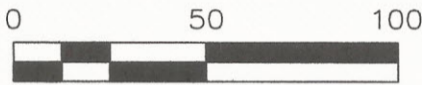
TRACT 8

**TRACT 7**  
1.12 Acres



- The following easements do not apply:
- e. Public road dedication 280/258
  - f. Public road dedication 280/260
  - h. City of Caldwell 369/490

Approximate extents of Zone AE Minimal Flood Hazard area as per F.I.R.M. No. 48051C0140C effective date 1-6-2011 B.F.E. - 352



Set 1/2" I.R. w/ yellow cap for reference brs: N 26°22'14" W 2.83'

Set 1/2" I.R. w/ yellow cap for reference at 38.5'

COMMON AREA

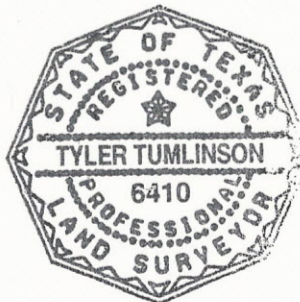
**COPPERAS HOLLOW  
SUBDIVISION  
SECTION 1  
VOL. 2, PG. 6-A  
P.R.B.C.**

I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

Tyler Tumlinson, R.P.L.S. No 6410

December 14, 2018



**TUMLINSON  
LAND SURVEYING**

1015 HOLT STREET  
COLLEGE STATION, TEXAS 77840  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193858

**BOUNDARY AND IMPROVEMENT SURVEY  
BEING ALL OF TRACT 7 OUT OF COPPERAS HOLLOW, SECTION ONE, A SUBDIVISION IN THE FRANCISCO RUIZ SURVEY, A-54, BURLSON COUNTY, TEXAS.**

Surveyed for: Alex Salazar and Stephanie Salazar

PROJECT:	01643-SAL
DATE:	12-14-2018
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file