

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

Date: March 28, 2017 GF No. _____

Name of Affiant(s): James T Jr Clarke, ~~Carol R Clarke~~

Address of Affiant: 5148 FM 314, Ben Wheeler, Texas 75754

Description of Property: Legal: Acres: 11.334, ABST: 341, SUR: T HORSLEY

County Van Zandt, 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 7/14/2009 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.

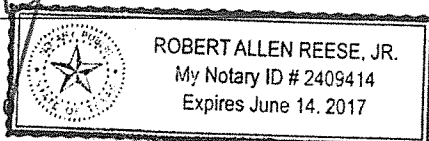
James T Jr Clarke

~~Carol R Clarke~~

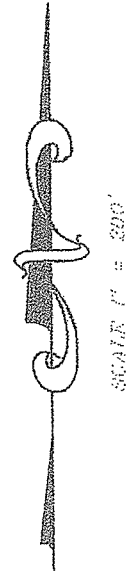
SWORN AND SUBSCRIBED this 28 day of March, 2017

Notary Public

(TAR-1907) 02-01-2010



POINT OF
BEGINNING



JOB NO. 09-0122
SHEET 1 OF 2

FIELD NOTES

BEING a 11.334 acre tract and being all that certain lot, tract, of parcel of land situated in the Thomas Horsley Survey, Abstract No. 341, Van Zandt County, Texas, and being part of a called 18.673 acre tract described in a deed from Curtis Leon May and wife, Janice W. May to Harry T. Goodwin and wife, Kimberly Goodwin; and K. W. Shipp and wife, Joyce Shipp as recorded in Volume 1654, Page 311, Van Zandt County Real Records, and being more particularly described as follows;

BEGINNING at a point in the centerline of F. M. Highway No. 314 at the northwest corner of said 18.673 acre tract, for a corner, from which point a 1/2 inch iron rod found on the southwest right of way line of said highway, for a reference, bears South 13 degrees 10 minutes 27 seconds West a distance of 55.13 feet;

THENCE South 51 degrees 55 minutes 15 seconds East along the centerline of said highway, the northeast line of said 18.673 acre tract and the southwest line of a called 60.866 acre tract described in a deed to Beal as recorded in Volume 1581, Page 449, V.Z.C.R.R., a distance of 738.73 feet to a point for a corner, said point being the north corner of a called 7.379 acre tract described in a deed to Tyndell as recorded in Volume 2090, Page 472, V.Z.C.R.R.;

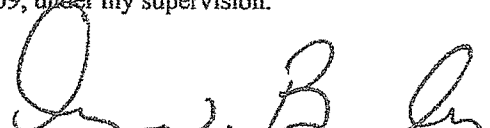
THENCE South 32 degrees 37 minutes 37 seconds West passing a 1/2 inch iron rod found on the southwest right of way line of said highway at a distance of 50.23 feet and continuing along the northwest line of said 7.379 acre tract a total distance of 700.64 feet to a 1/2 inch iron rod found on the south line of said 18.673 acre tract at the west corner of said 7.379 acre tract for a corner;

THENCE South 89 degrees 05 minutes 56 seconds West along the south line of said 18.673 acre tract a distance of 450.22 feet to a 1/2 inch iron rod found at the southwest corner of said 18.673 acre tract and the southeast corner of said 60.866 acre tract for a corner;

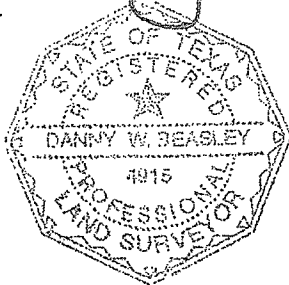
THENCE North 13 degrees 10 minutes 27 seconds East along the west line of said 18.673 acre tract and the east line of said 60.866 acre tract a distance of 1081.23 feet to the POINT OF BEGINNING and containing 11.334 ACRES OF LAND of which 0.837 acres lies within the highway right of way.

NOTE: Basis of Bearing is the northwest line of said 7.379 acre tract (2090/472 V.Z.C.R.R.)

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the field notes hereon are a true, correct and accurate representation of the property as determined by an on the ground survey conducted June 21, 2002, and updated on April 11, 2003 and April 16, 2008, and again on July 9, 2009, under my supervision.


Danny W. Beasley, R.P.L.S. No. 4915

DATE: 7-14-09
JOB NO. 09-0122
SHEET 1 OF 2



BEASLEY LAND SURVEYING
P.O. BOX 451
EMORY, TEXAS 75440
903-473-8020