

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: June 22, 2016

GF No. \_\_\_\_\_

Name of Affiant(s): Marty Herndon, Cynthia Herndon

Address of Affiant: 2219 Templeton Arlington, TX 76006

Description of Property: Acres: 77.431, ABST: 885, SUR: E VANSICKLE

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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since November 18, 1997 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. conveyance, 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): House and shop building added.  
See survey dated 10-16-09 for house detail.

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.

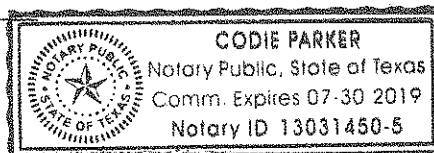
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Marty Herndon  
Marty Herndon

Cynthia Herndon  
Cynthia Herndon

SWORN AND SUBSCRIBED this 22nd day of June, 2016

Codie Parker  
Notary Public



(TAR- 1907) 5-01-08

**T-47 Residential Real Property Affidavit**  
(May be Modified as Appropriate for Commercial Transactions)

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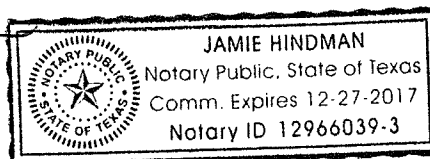
Marty Herndon

Cynthia Herndon  
Cynthia Herndon

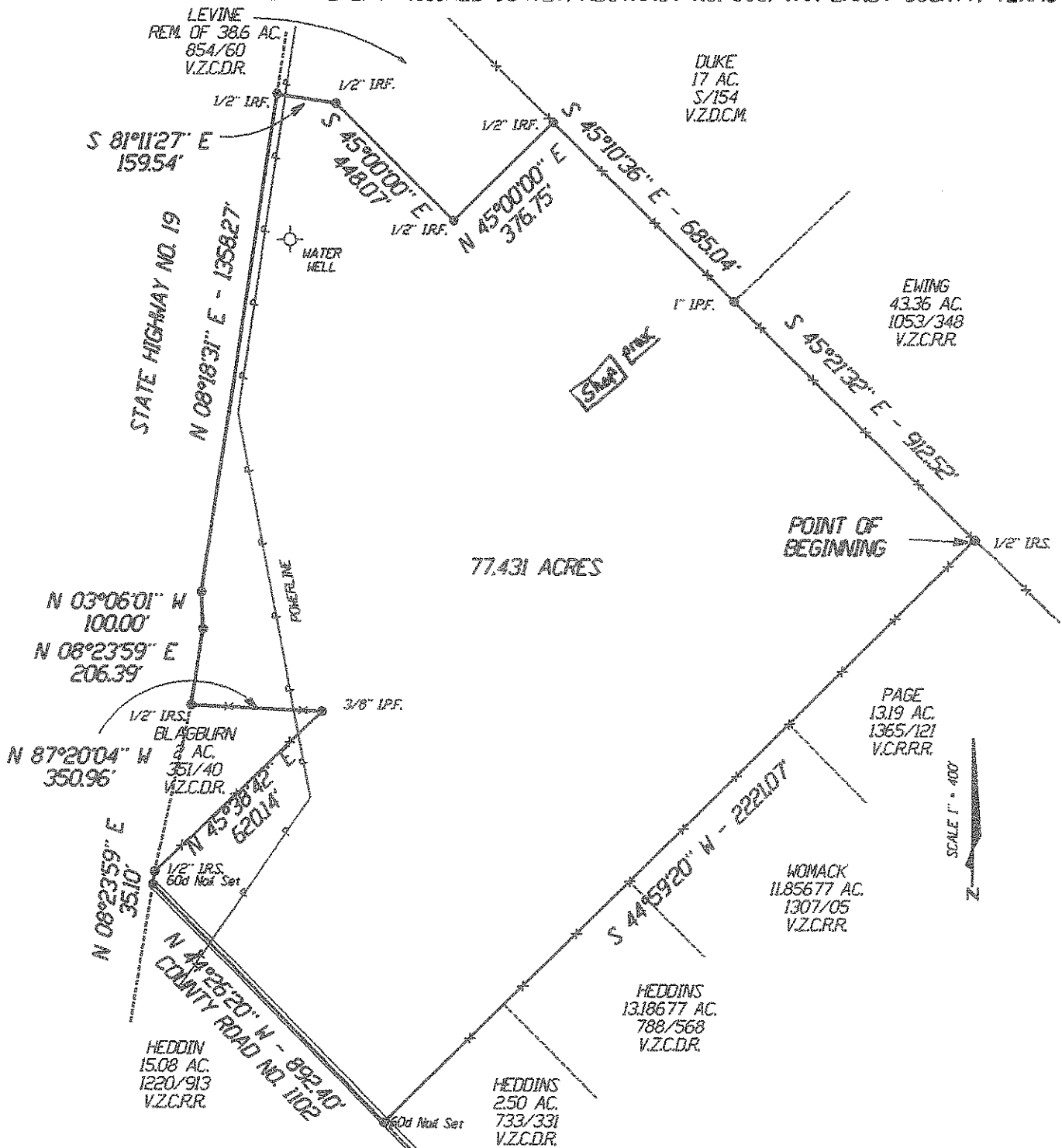
SWORN AND SUBSCRIBED this 23<sup>rd</sup> day of June, 2016

Jamie Hindman  
Notary Public

(TAR-1907) 5-01-08



BEING A PART OF THE E. VANSICKLE SURVEY, ABSTRACT NO. 885, VAN ZANDT COUNTY, TEXAS



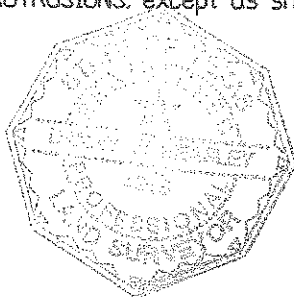
NOTE : Basis of Bearing is the northeast line of 38.6 ac. tract ( 854/60 ).

NOTE : According to Flood panel no. 481040 0004 A, dated January 10, 1978, published by the Federal Emergency Management Agency, this property DOES NOT lie within a 100 year Flood zone area.

I, Danny W. Beasley, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon is a true, correct, and accurate representation of the property as determined by an on the ground survey and there NO VISIBLE INTRUSIONS, CONFLICTS, OR PROTRUSIONS, except as shown on the plat.

BEASLEY LAND SURVEYING

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



Danny W. Beasley No. 4915

DATE : 11-18-27  
JOB NO. 97457  
SHEET 1 OF 2

## FIELD NOTES

BEING a 77.431 acre tract and being all that certain lot, tract or parcel of land situated in the E. Vansickle Survey, Abstract No. 885, Van Zandt County, Texas, and being all of a called 46.323 acre tract described in a deed from William H. McRae and David C. Musslewhite to Eugene Levine as recorded in Volume 855, Page 924, Van Zandt County Deed Records, and being all of a called 0.110 acre tract and part of a called 38.6 acre tract described in a deed from Patrick H. Neighbors and wife, Ethel Neighbors to Eugene Levine as recorded in Volume 854, Page 60, V.Z.C.D.R., and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod set at the east corner of said 46.323 acre tract for a corner, said point being the north corner of a called 13.19 acre tract ( Page 1365/121 V.Z.C.R.R. ) and being on the southwest line of a called 43.36 acre tract ( Ewing 1053/348 V.Z.C.R.R. );

THENCE S 44°59'20" W along the northwest line of said 13.19 acre tract and the northwest line of a called 11.85677 acre tract ( Womack 1307/05 V.Z.C.R.R. ) and the northwest line of a called 13.18677 acre tract ( 788/568 V.Z.C.D.R. ) and the northwest line of a called 2.50 acre tract ( 733/331 V.Z.C.R.R. ) a distance of 2221.07 feet to a 60D nail set in the centerline of County Road No. 1102 at the south corner of said 46.323 acre tract for a corner;

THENCE N 44°26'20" W along the centerline of County Road No. 1102 and the northeast line of a called 15.08 acre tract ( 1220/913 V.Z.C.R.R. ) a distance of 892.40 feet to a 60D nail set on the east line of State Highway No. 19 at the most southerly west corner of said 46.323 acre tract for a corner;

THENCE N 08°23'59" E along the east line of said highway a distance of 35.10 feet to a 1/2 inch iron rod set at an inside corner of said 46.323 acre tract for a corner, said point being the south corner of a called 2 acre tract ( Blagburn 351/40 V.Z.C.D.R. );

THENCE N 45°38'42" E along the northwest line of said 46.323 acre tract a distance of 620.14 feet to a 3/8 inch iron pipe found at the northeast corner of said 2 acre tract and the southeast corner of said 38.6 acre tract for a corner;

THENCE N 87°20'04" W a distance of 350.96 feet to a 1/2 inch iron rod set on the east line of said highway at the southwest corner of said 38.6 acre tract and the northwest corner of said 2 acre tract for a corner;

THENCE along the east line of said highway and the west line of said 38.6 & 0.110 acre tracts the following courses: N 08°23'59" E a distance of 206.39 feet, N 03°06'01" W a distance of 100.00 feet, and N 08°18'31" E a distance of 1358.27 feet to a 1/2 inch iron rod found for a corner;

THENCE S 81°11'27" E a distance of 159.54 feet to a 1/2 inch iron rod found for a corner;

THENCE S 45°00'00" E a distance of 448.07 feet to a 1/2 inch iron rod found for a corner;

THENCE N 45°00'00" E a distance of 376.75 feet to a 1/2 inch iron rod found on the northeast line of said 38.6 acre tract for a corner;

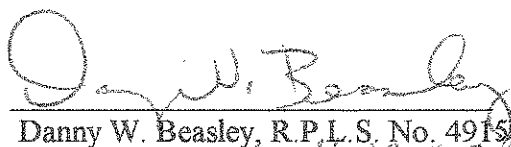
THENCE S 45°10'36" E along the northeast line of said 38.6 acre tract a distance of 685.04 feet to a 1 inch iron pipe found for a corner;

THENCE S 45°21'32" E along the northeast line of said 38.6 acre tract a distance of 912.52 feet to the Point of Beginning and containing 77.431 acres of land.

NOTE : Basis of bearing is northeast line of said 38.6 acre tract.

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 under my supervision.

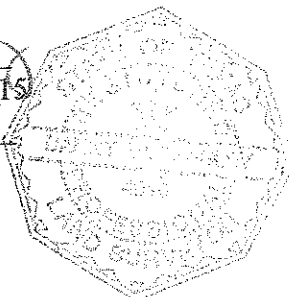
BEASLEY LAND SURVEYING  
P. O. BOX 451 EMORY, TEXAS, 75440  
903-473-8020

  
\_\_\_\_\_  
Danny W. Beasley, R.P.L.S. No. 49151

DATE : 11-18-97

JOB No. 97457

SHEET 2 OF 2



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Description of Property: ABST: 885, SUR: E VANSICKLE

County Van Zandt, Texas

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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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since October 16, 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. conveyance, 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.

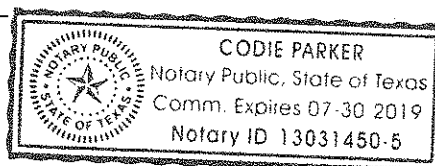
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Marty Herndon  
Marty Herndon

Cynthia Herndon  
Cynthia Herndon

SWORN AND SUBSCRIBED this 22nd day of June, 2016

Codie Parker  
Notary Public



(TAR- 1907) 5-01-08

RE/MAX Landmark Rose 430 S. Trade Days Canton, TX 75103  
Phone: 9032452056

Fax: 9036420065

Bob Reese

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Page 1 of 1

Hwy 19 9033

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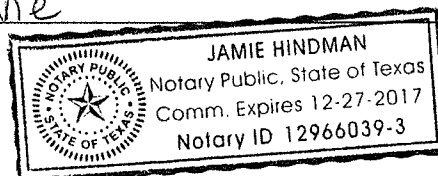
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Marty Herndon

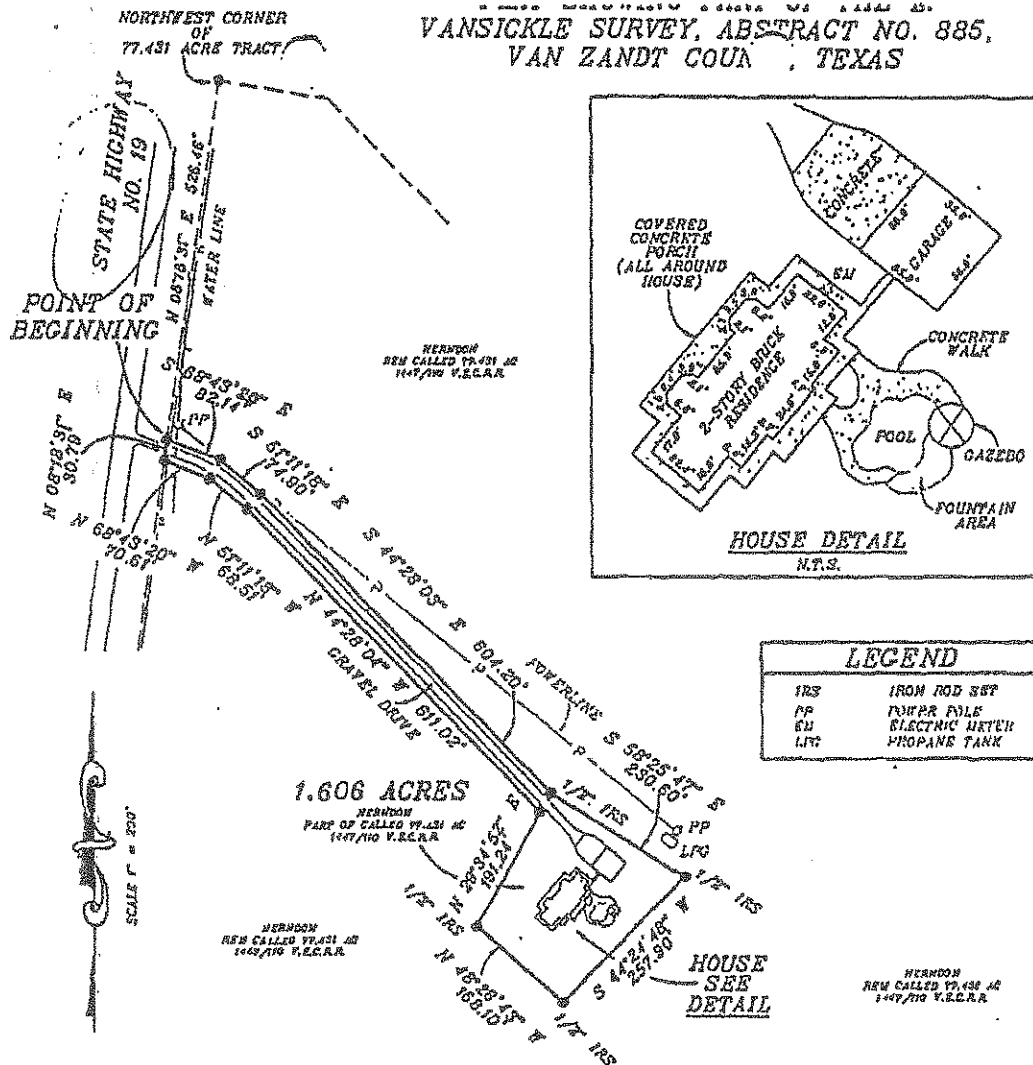
Cynthia Herndon  
Cynthia Herndon

SWORN AND SUBSCRIBED this 23<sup>rd</sup> day of June, 2016

Jamie Hindman  
Notary Public



(TAR- 1907) 5-01-08



FIELD NOTES

BEING a 1.606 acre tract and being all that certain lot, tract or parcel of land situated in the E. Vansickle Survey, Abstract No. 885, and being part of a called 77.431 acre tract described in a deed from Sandra Jackson, et vlr James Jackson to Marty G. Herndon, et ux, Cynthia L. Herndon as recorded in Volume 1447, Page 110, Van Zandt County Real Records, and being more particularly described as follows:

BEGINNING at a point on the east line of State Highway No. 19 and the west line of said 77.431 acre tract, for a corner, from which point the northwest corner of said 77.431 acre tract bears N 08°18'38" E a distance of 526.46 feet, for a reference;

THENCE within said 77.431 acre tract, the following courses and distances:

S 68°43'20" E a distance of 82.14 feet to a point, for a corner;  
 S 51°11'18" E a distance of 74.90 feet to a point, for a corner;  
 S 44°28'03" E a distance of 604.20 feet to a 1/2 inch iron rod set, for a corner;  
 S 58°25'47" E a distance of 230.60 feet to a 1/2 inch iron rod set, for a corner;  
 S 44°24'48" W a distance of 257.90 feet to a 1/2 inch iron rod set, for a corner;  
 N 48°26'43" W a distance of 168.10 feet to a 1/2 inch iron rod set, for a corner;  
 N 29°34'52" E a distance of 191.24 feet to a point, for a corner;  
 N 44°28'04" W a distance of 611.02 feet to a point, for a corner;  
 N 51°11'18" W a distance of 68.51 feet to a point, for a corner;  
 N 68°43'20" W a distance of 70.61 feet to a point on the east line of said highway and the west line of said 77.431 acre tract, for a corner;

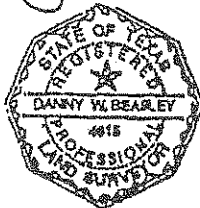
THENCE N 08°18'31" E along the east line of said highway and the west line of said 77.431 acre tract a distance of 10.79 feet to the POINT OF BEGINNING and containing 1.606 acres of land.

NOTE: Basis of Bearing is the west line of said 77.431 acre tract (1447/110 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 on October 15, 2009, under my supervision.

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

DATE: 10-16-09  
 JOB NO. 09-0202  
 SHEET 2 OF 2



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