

GRAPHIC SCALE

200 100 0 200 400

DULGITE E. & PAULA
 DRAFTMAN
 VOLUME 1403, PAGE 955
 DRAWING NO. 1403-955

10. Right of Jody Deed from Hilda Rosenthal, individually and as Independent Contractor, of the Estates of Nelson Rosenthal, Deceased, and Billy Goodman, Deceased, to the use of additional land, located in the County of Santa Clara, State of California, recorded in Volume 660, Page 180, Book Records of San Joaquin County, Texas.

11. Right of Jody Deed from Linda Symms, and Phillip Grant Symms to Trinity Valley Electric Cooperative, dated July 30, 2006, recorded in Volume 2465, Page 624, Book Records of San Joaquin County, Texas, for Electric Communications Lines, issued as it affects the herein described subject property.

BISON CREEK LAND SERVICES, LLC 24443 INTERSTATE 20, BLDG. 9, WILLS POINT, TEXAS 75169 PHONE: 903-873-3600 WWW.BISON-CREEK.COM

SCALE: 1" = 200'	REVISION:
DATE: 07/17/17	
APPROVED BY: JPK	
DRAWN BY: BKF	
CHECK: DV/JN	
PROJECT NO. 17-106A	

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

Date: 5-9-18

GF No. _____

Name of Affiant(s): Jarrod Scott Stewart, Christie Lorine StewartAddress of Affiant: 932 FM 314, MabankDescription of Property: 98 (H-) Acre, Barn, Shop, Fence, Cross-Fence, House, Ponds
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 _____, 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."): Jarrod Scott Stewart, Christie Lorine Stewart

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 7-17-17 there have been no:

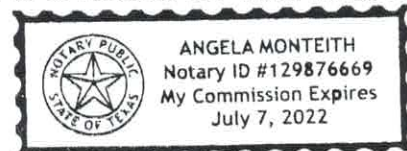
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replatting, 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.

[Signature]
Christie Stewart



SWORN AND SUBSCRIBED this 9th day of May, 2019
[Signature]
Notary Public