

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

Date: June 14, 2019

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

Name of Affiant(s): Shawn E. Shepard,

Address of Affiant: 1159 VZ County Road 2703, Mabank, TX 75147

Description of Property: Approximately 33.733 Acres, Fenced/Cross-Fenced, 2 Ponds, Home, Barn

County Van Zandt County, 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 \_\_\_\_\_ 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.

Shawn E. Shepard

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TXR-1907) 02-01-2010

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F. G. ROBERTS SURVEY, ABSTRACT No. 701  
VAN ZANDT COUNTY, TEXAS

## FIELD NOTES - 20.104 ACRE TRACT

All that certain lot, tract or parcel of land situated in the State of Texas, County of Van Zandt and located in the F. G. Roberts Survey, Abstract No. 701 and being a part of the 107.27 acre tract as described in the deed from Jolene Haney to Bonsal Land Company and recorded in Volume 1469, Page 871, Real Property Records of Van Zandt County, Texas, the tract herein being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set in the South line of said 107.27 acre tract and the North line of the remainder of a 120 acre tract to Benjamin Podpechan, et ux in Volume 1289, Page 648, Real Property Records of said county, said 1/2-inch iron rod being a distance of 496.67 feet - North 87 degrees 35 minutes 34 seconds West along said South line of said 107.27 acre tract and a fence from the concrete marker found at the Southeast corner of said 107.27 acre tract, said 1/2-inch iron rod being the Southeast corner of this tract;

THENCE North 87 degrees 35 minutes 34 seconds West along the South line of said 107.27 acre tract and the North line of said 120 acre tract and along a fence a distance of 184.27 feet to a 3/8-inch iron rod found at the Northeast corner of a 60 acre tract to David Alan Hassell, et ux in Volume 1445, Page 64, Real Property Records of said county for a corner of this tract;

THENCE North 87 degrees 37 minutes 47 seconds West along the South line of said 107.27 acre tract and the North line of said 60 acre tract and along a fence a distance of 318.39 feet to a 1/2-inch iron rod set for the Southwest corner of this tract;

THENCE North 2 degrees 07 minutes East a distance of 1,731.83 feet to a nail set in the county road no. 2703 and in the North line of said 107.27 acre tract and being in the South line of a 30.019 acre tract to Paul Lynn Jeter, et al in Volume 1128, Page 444, Deed Records of said county, a 1/2-inch iron rod set for a reference in the fence along the south line of said county road bears South 2 degrees 07 minutes West - 23.0 feet, said nail being the Northwest corner of this tract;

THENCE East along the North line of said 107.27 acre tract and the South line of said 30.019 acre tract and a 30.007 acre tract to Martin Ingram, Jr. in Volume 1365, Page 606, Real Property Records of said county and in said county road a distance of 503.0 feet to a nail set for the Northeast corner of this tract;

THENCE South 2 degrees 07 minutes West, at a distance of 24.0 feet pass the 1/2-inch iron rod set for a reference in the fence along the South line of said road and continuing in all a distance of 1,752.75 feet to the place of beginning and containing 20.104 acres of land of which 0.27 acres is in said county road.

Bearings used are based on the East line of said 107.27 acre tract called South 2 degrees 07 minutes West.

Surveyed June 24, 1998.

## SURVEYOR'S CERTIFICATE

Marlin E. Chambers, Registered Professional Land Surveyor No. 1581 do hereby certify that the field notes shown hereon represents the results of survey as made on the ground by me.

Witness my hand and seal this 1st day of July, 1998.

*Marlin E. Chambers*

Marlin E. Chambers  
219 S. Casa Grande  
Duncanville, Texas 75116



B. L. C. 10.629 Ac.Tr.

F. G. ROBERTS SURVEY, ABSTRACT No. 701  
C. A. LOVEJOY SURVEY, ABSTRACT No. 492  
VAN ZANDT COUNTY, TEXAS

## FIELD NOTES - 10.629 ACRE TRACT

All that certain lot, tract or parcel of land situated in the State of Texas, County of Van Zandt and located in the F. G. Roberts Survey, Abstract No. 701 and the C. A. Lovejoy Survey, Abstract No. 492 and being a part of the 107.27 acre tract as described in the deed from Jolene Hancy to Bonsai Land Company and recorded in Volume 1469, Page 871, Real Property Records of Van Zandt County, Texas, the tract herein being more particularly described as follows:

BEGINNING at the nail set in the North line of said 107.27 acre tract and the South line of a 30.019 acre tract to Paula Lynn Jeter, et ux in Volume 1128, Page 444, Deed Records of said county and being in county road no. 2703 and being a distance of 1,000.0 feet - West along the North line of said 107.27 acre tract from the nail at the Northeast corner of said 107.27 acre tract, said beginning being the Northeast corner of this tract;

THENCE South 2 degrees 07 minutes West, at a distance of 23.0 feet pass the 1/2-inch iron rod set in the fence along the South line of said county road for a reference and continuing in all a distance of 1,250.0 feet to a 1/2-inch iron rod set for the Southeast corner of this tract;

THENCE South 89 degrees 31 minutes 41 seconds West a distance of 361.37 feet to a 1/2-inch iron rod set for the Southwest corner of this tract;

THENCE North 2 degrees 07 minutes East a distance of 1,391.49 feet to a nail set in a Northeast line of said 107.27 acre tract and in a Southwest line of a 5.5 acre tract to James Weldon Haney, et ux in Volume 718, Page 216, Deed Records of said county and being in said county road no. 2703, a 1/2-inch iron rod set for a reference bears South 2 degrees 07 minutes West - 38.0 feet in the fence along the Southwest line of said county road, said nail being the Northwest corner of this tract;

THENCE South 48 degrees 32 minutes East along a Northeast line of said 107.27 acre tract and the Southwest line of said 5.5 acre tract and a Southwest line of a 30.019 acre tract to Paula Lynn Jeter, et al in Volume 1128, Page 444, Deed Records of said county and being in said county a distance of 209.03 feet to a 1/2-inch iron rod found for a corner of this tract;

THENCE East along the North line of said 107.27 acre tract and the South line of said 30.019 acre tract and in said county road a distance of 199.5 feet to the place of beginning and containing 10.629 acres of land of which 0.25 acres is in said county road.

Bearings used are based on the North line of said 107.27 acre tract called East.

Surveyed June 23, 1998.

## SURVEYOR'S CERTIFICATE

I, Marlin E. Chambers, Registered Professional Land Surveyor No. 1581 do hereby certify that the above field notes represents the results of a survey as made on the ground by me.

Witness my hand and seal this 1st day of July, 1998.

Marlin E. Chambers  
Marlin E. Chambers  
219 S. Casa Grande  
Duncanville, Texas 75116

EXHIBIT "C"

DEED RESTRICTIONS

1. A conventional home must contain a minimum of 1000 sq ft.
2. No single wide mobile homes shall be placed on this property, any double wide mobile homes placed on said property shall be no older than 8 years of age when placed on said property.
3. No inoperative or junk cars, household appliances, rubbish, or anything of an unsightly nature shall be kept on the property. The property shall be kept in a neat and orderly manner.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

NOTE : If the use of this property were to change then the purchaser agrees to pay all roll-back taxes, if any.