

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

Date: March 4, 2019

GF No. _____

Name of Affiant(s): Frederick A. Vanderploeg, Patti Vanderploeg

Address of Affiant: 905 VZ County Road 4914, Ben Wheeler, TX 75754

Description of Property: ACRES 20.89, ABST: 674, SUR: C PRICE

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 March 25, 2014 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:) Added a 2015 Champion Home Builders DW home, a park model tiny home, 15 RV hookups, and an RV Park community center and road.

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.

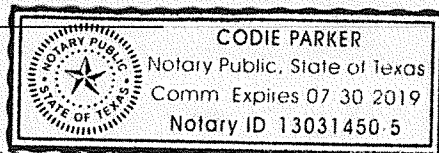
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

F. A. Vanderploeg
Frederick A. Vanderploeg

Patti Vanderploeg
Patti Vanderploeg

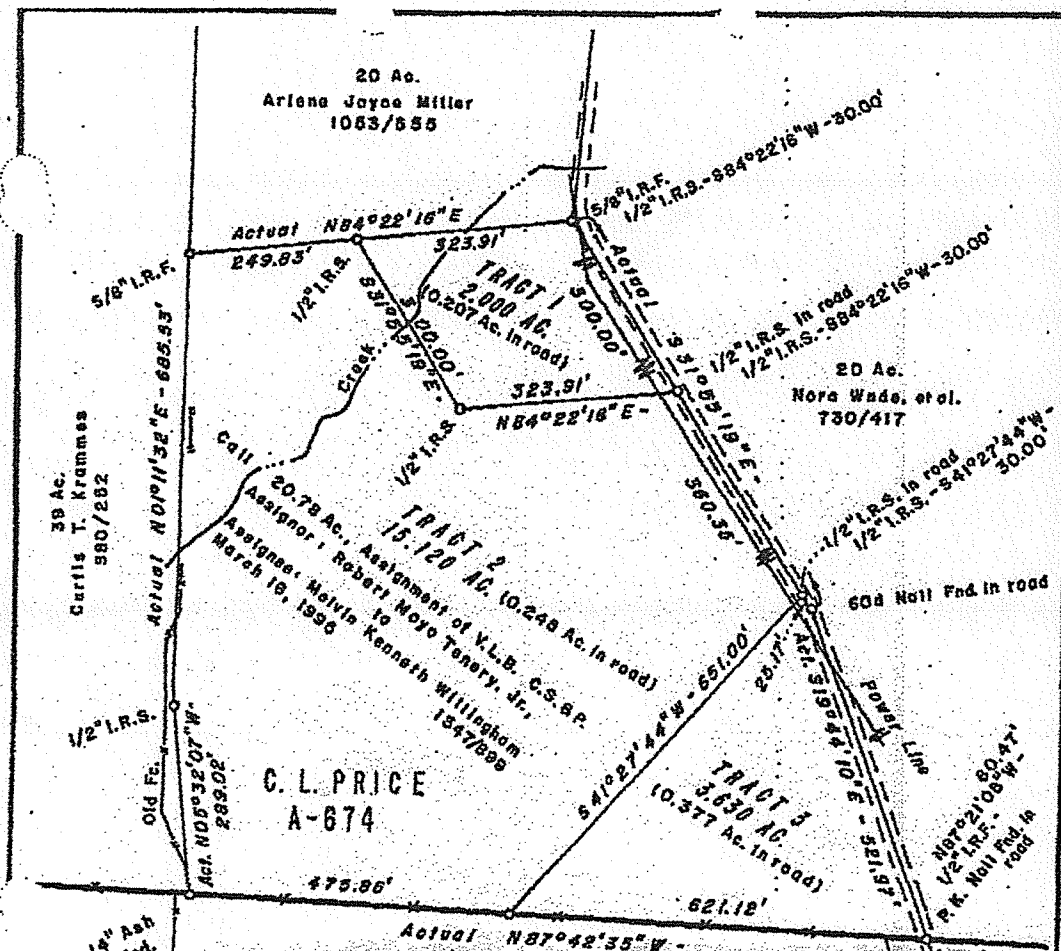
SWORN AND SUBSCRIBED this 4th day of March, 2019

Codie Parker
Notary Public



(TAR-1907) 02-01-2010

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39 Ac.
Curtis T. Krammes
980/282

1/2" L.R.S.
Old Fd.
Act. N05°32'07"W - 208.82'
289.02'

14" Ash Fnd.

20 Ac.
Arlene Joyce Miller
1083/655

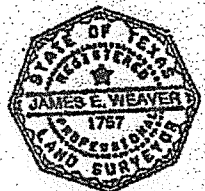
20 Ac.
Nora Wade, et al.
730/417

C. L. PRICE
A-674

T. J. STANSBERRY
A-823

30.924 Ac.
Charles S. Gentry et ux
1398/927

23.350 Ac.
Dana Nims
1501/588
M. Z. C. R. 4914



STATE OF TEXAS ----- COUNTY OF SMITH
WEAVER SURVEYING COMPANY - 903-581-2898
P. O. BOX 131505 -- TYLER, TEXAS 75713

I, James E. Weaver, Registered Professional Land Surveyor, do hereby certify this plat to reflect a survey made on the ground by me under my direct supervision and that the monuments, both natural and artificial, are truly shown. This survey was made during the month of July, 1898, and March, 2005.

Given under my hand and seal this the 8th day of March, 2008.

James E. Weaver

James E. Weaver
Registered Professional Land Surveyor
State of Texas No. 1757

PLAT OF SURVEY
SHOWING A PART OF THE
C. L. PRICE SURVEY, A-674
VAN ZANDT COUNTY, TEXAS
SCALE: 1" = 200'