

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

Date: May 30, 2020 GF No. \_\_\_\_\_

Name of Affiant(s): Dan Monk, Lou Monk

Address of Affiant: 129 North County Line Road, #354, Jackson, NJ 08527

Description of Property: .67 acre tract in Block 57 of the MCSLS, A-136, Glen Rose  
County Somervell, 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 New Jersey, 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.")  
n/a

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 September 01, 2016 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. Including but not necessarily limited to:

EXCEPT for the following (if None, Insert "None" Below): (1) 5 ft wooden privacy fence and small open garden shed on South side - all within property line (2) enclosed area under porch in back for green house and workshop (3) privacy fence border in front 5' x 16' long (garden) (4) 800 sq ft - Bedroom addition.

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.

Dan Monk  
Dan Monk

Lou Monk  
Lou Monk

Kishor Patel  
Notary Public  
New Jersey

My Commission Expires 5-16-2022  
No. 2360041

SWORN AND SUBSCRIBED this 30 day of MAY, 2020

Notary Public  
State of New Jersey

(TXR-1907) 02-01-2010

SCALE 1"=40'  
BEARINGS BASED ON SPCS NAD83 TNCZ  
CSF=0.999947



PLAT NO. 685-162906-1B, SOMERSW.CRD, HEREFORD\_306.DWG

ACCORDING TO FEMA FIRM PANEL NO. 484250040 C, EFFECTIVE DATE 04/03/1995, SUBJECT PROPERTY IS PARTIALLY WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN.

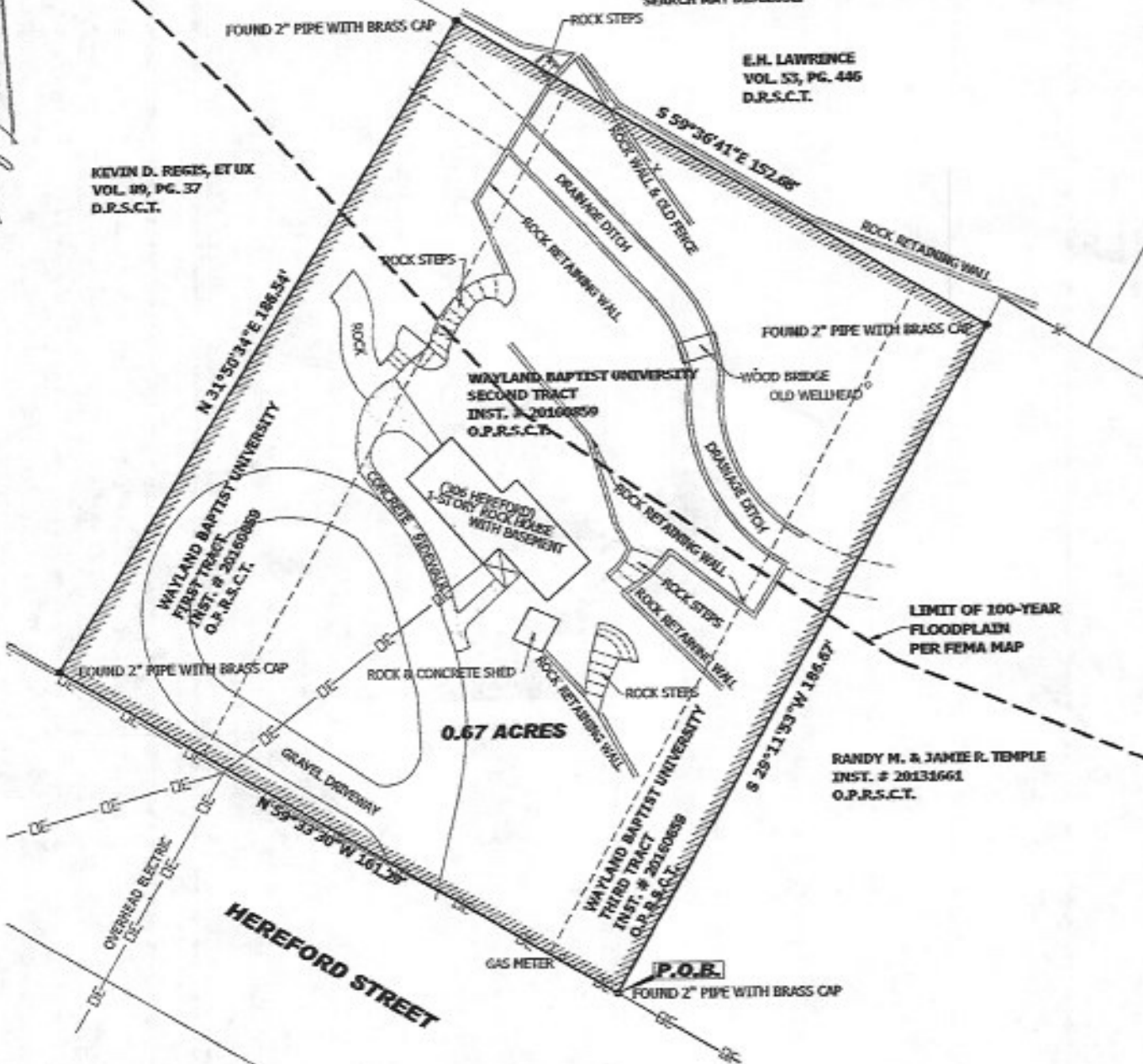
UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

KEVIN D. REGES, ET UX  
VOL. 89, PG. 37  
O.P.R.S.C.T.

E.H. LAWRENCE  
VOL. 53, PG. 446  
O.P.R.S.C.T.

RANDY M. & JAMIE R. TEMPLE  
INST. # 20131661  
O.P.R.S.C.T.



**CLEAR FORK SURVEYING & MAPPING CO., INC.**  
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SOMERVELL COUNTY, TEXAS  
BLOCK 57, MILAM COUNTY SCHOOL LAND  
SURVEY, ABSTRACT NO. 136

*A Survey of a*  
**0.67 ACRE TRACT**

BEING ALL OF THE TRACT DESCRIBED IN INST. #  
20160859, OFFICIAL PUBLIC PROPERTY RECORDS,  
SOMERVELL COUNTY

for  
**Paluxy River Realty**

*Surveyed on the ground under my  
supervision on 09/04/2016  
David F. Lyons Jr., R.P.L.S. No. 5649  
Texas Surveying Firm No. 10053201*

**0.67 ACRE TRACT**

A tract of land containing 0.67 acres within Block 57 of the Milam County School Land Survey, Abstract No. 136, in Somervell County, Texas, and being the same tract described in the deed to Wayland Baptist University, recorded in Instrument No. 20160859, Official Public Records of Somervell County, Texas, and being more particularly described as follows: All bearings recited herein are based on the Texas Coordinate System, North Central Zone, 1993 Datum.

Beginning at a 2 inch pipe with brass cap found in the northerly right-of-way line of Hereford Street, for the common south corner of said Wayland Baptist tract and the tract described in the deed to Randy M. & Jamie R. Temple, recorded in Instrument No. 20131661, Official Public Records of Somervell County, Texas;

Thence North 59 degrees 33 minutes 30 seconds West along said right-of-way line and the south line of said Wayland Baptist tract for a distance of 161.29 feet to a 2 inch pipe with brass cap found for the common south corner of said Wayland Baptist tract and the tract described in the deed to Kevin D. Regis, et ux, recorded in Volume 89, Page 37, Deed Records of Somervell County, Texas;

Thence North 31 degrees 50 minutes 34 seconds East along the common line of said Regis tract and said Wayland Baptist tract for a distance of 186.54 feet to a 2 inch pipe with brass cap found for a corner in the south line of that tract described in the deed to E. H. Lawrence, recorded in Volume 53, Page 446, Deed Records of Somervell County, Texas;

Thence South 59 degrees 36 minutes 41 seconds East along the common line of said Lawrence tract and said Wayland Baptist tract for a distance of 152.68 feet to a 2 inch pipe with brass cap found in the west line of said Temple tract for the northeast corner of said Wayland Baptist tract;

Thence South 29 degrees 11 minutes 53 seconds West along the common line of said Wayland Baptist tract and said Temple tract for a distance of 186.67 feet to the point of beginning.

Surveyed on the ground on September 1<sup>st</sup>, 2016.  
David F. Lyons Jr.  
Registered Professional Land Surveyor  
No. 5649

*DL*

