

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

Date: September 23, 2019

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

Name of Affiant(s): Merlene Bartlett,

Address of Affiant: 105 Tanglewood Dr, Gatesville, TX 76528

Description of Property: WESTERN ANNEX, BLOCK 2, LOT 2 PT, ACRES 6.435

County Coryell, 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 November 24, 2018 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:) 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.

Merlene Bartlett

*Merlene Bartlett*



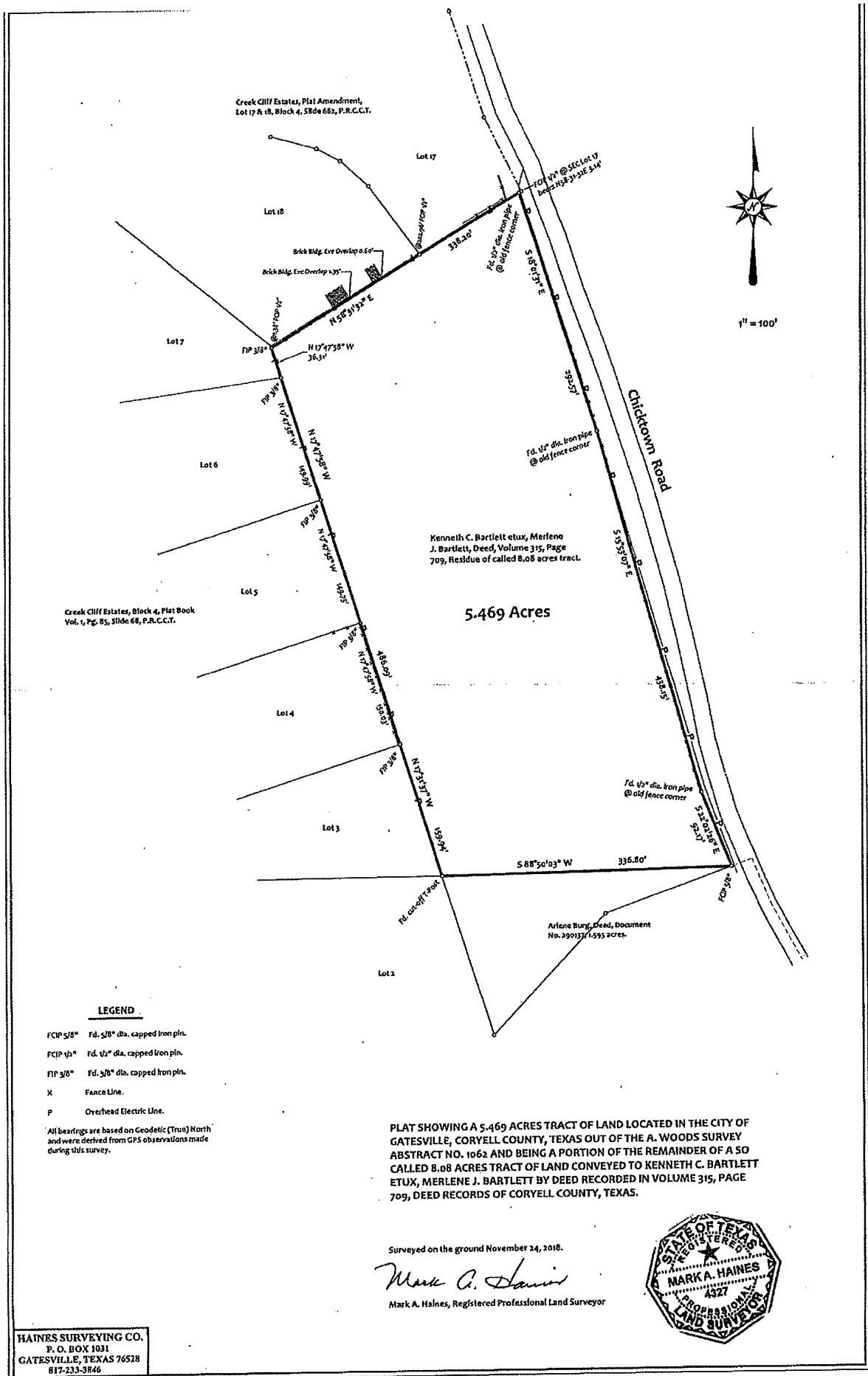
SWORN AND SUBSCRIBED this 4 day of October

2019

Jamie D'Ann Jackson  
Notary Public

(TXR-1907) 02-01-2010

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# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528  
Cell 817-233-3846

FIELD NOTES FOR: Merlene Bartlett

Dated: November 30, 2018

All that certain tract or parcel of land located in the city of Gatesville, Coryell County, Texas out of the A. Woods Survey Abstract No. 1062 and being a portion of the remainder of a so-called 8.08 acres tract of land conveyed to Kenneth C. Bartlett et ux, Merlene J. Bartlett by deed recorded in Volume 315, Page 709 in the Deed Records of Coryell County, Texas and being more particularly described by metes and bounds as follows; to wit:

**BEGINNING** at a 5/8" dia. capped iron pin found in the west line of Chicktown Road for the southeast corner of this tract, the east corner of a 0.565 acres tract of land conveyed to Matthew Ryan Bartlett et ux, Melissa Bartlett, by deed recorded in the (D.R.C.C.T.) Document No. 240915, same also being in the north line of a so-called 1.595 acres tract of land conveyed to Arlen Burg by deed recorded in the (D.R.C.C.T.) Document No. 290137.

**THENCE** S 88 deg. 50 min. 03 sec. West along the north line of said Burg Tract a distance of 336.80 feet to a cut-off T-Post found for the northwest corner of same, the common east corner of Lot's 2 and 3, Block 4 in Creek Cliff Estates, a subdivision recorded in Plat Book Volume 1, Page 85, Slide 68, Plat Records of Coryell County, Texas (P.R.C.C.T.) and also being in the west line of said Bartlett 8.08 acres tract.

**THENCE** North 17 deg. 31 min. 37 sec. West along the west line of said 8.08 acres tract and the east line of Lot 3 in said Block 4, Creek Cliff Estates, a distance of 159.94 feet to a 3/8" dia. iron pin found for the common east corner of Lot 3 and Lot 4 in said Creek Cliff Estates.

**THENCE** North 17 deg. 47 min. 58 sec. West along the west line of said Bartlett 8.08 acres tract and the east lines of Lot's 4, 5, 6 and 7 in said Block 4, Creek Cliff Estates, at 150.03 feet pass a 3/8" dia. iron pin found for the common east corner of said Lot's 4 and 5, at 299.78 feet pass a 3/8" dia. iron pin found for the common east corner of said Lot's 5 and 6, at 449.77 feet pass a 3/8" dia. iron pin found for the common east corner of said Lot's 6 and 7 and in all a distance of 486.09 feet to a 3/8" dia. iron pin found at an old fence corner for the northwest corner of said 8.08 acres tract, a corner in said Lot 7 and the actual southwest corner of Lot 18, Block 4, in Creek Cliff Estates "Amended" and recorded in Slide 662, (P.R.C.C.T.). From which a cut-off T-Post found bears N63-31-45W 0.78'.

**THENCE** North 58 deg. 31 min. 32 sec. East along the north line of said Bartlett 8.08 acres tract and the south line of said Lot 18, Block 4, Creek Cliff Estates Amended, at 1.38 feet pass a 1/2" dia. capped iron pin found for the called southwest corner of said Lot 18, at 202.96 feet pass a 1/2" dia. capped iron pin found for the common south corner of Lot 18 and 17, Block 4 in said Creek Cliff Estates Amended and in all a distance of 338.20 feet to a 1/2" dia. iron pipe found at an old fence corner post in the west line of said Chicktown Road for the northeast corner of this tract. From which a 1/2" dia. capped iron pin found for the called southeast corner of said Lot 17, Block 4 in said Creek Cliff Estates Amended, bears S58-31-32E 3.14 feet.

**THENCE** along an old fence along the west line of said Chicktown Road and east line of this tract as follows; South 18 deg. 01 min. 31 sec. East 292.57 feet to a 1/2" dia. iron pipe found at an old fence corner post and South 15 deg. 53 min. 07 sec. East 438.15 feet to a 1/2" dia. iron pipe found at an old fence corner post and South 22 deg. 02 min. 26 sec. East a distance of 92.17 feet to the **PLACE OF BEGINNING and containing 5.469 acres of land.**

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown and the tract or tracts of land described are shown to be in Zone X, according to FEMA Panel 480768 - 0275 - F, dated February 17, 2010.

Surveyed on the ground November 24, 2018.

*Mark A. Haines*

Mark A. Haines, Registered Professional Land Surveyor

