

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

Date: 2/5/21

GF No. _____

Name of Affiant(s): Amy George

Address of Affiant: 1614 Tokio Loop, West, TX 76691

Description of Property: 1614 Tokio Loop, West, TX 76691 (FARRELL J Acres 16.77)

County McLennan, 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."): 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 February 12, 2019 there have been no:

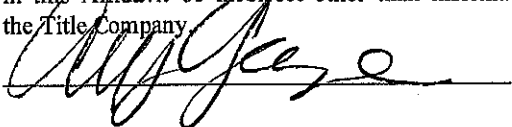
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

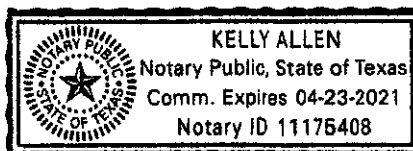
EXCEPT for the following (If None, Insert "None" Below):

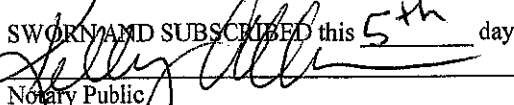
None

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.





SWORN AND SUBSCRIBED this 5th day of February, 2021

Notary Public

(TXR-1907) 02-01-2010

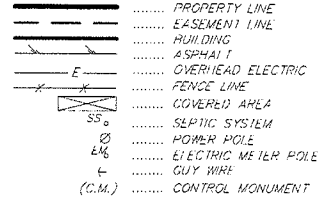
Page 1 of 1

PROPERTY ADDRESS:
1614 TOKIO LOOP
WEST TX 76691

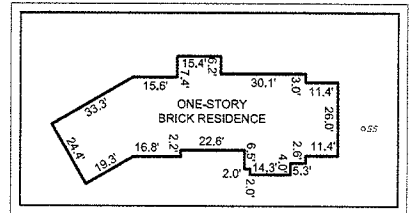
SURVEY SHOWING
16.77 ACRES IN THE
JAMES FARRELL SURVEY, ABSTRACT No. 350,
McLENNAN COUNTY, TEXAS.

0' 150' 300' 450'

LEGEND



INSET DETAIL:
SCALE: 1"=50'



CALLLED 100 ACRES
WILLIAM R. CRAWSHAW, ET UX
VOLUME 1694, PAGE 547
DEED RECORDS
McLENNAN COUNTY, TEXAS

(DEED) N59°37'09"E 378.04'
N59°34'55"E 378.00'

3/8" STEEL
REBAR FOUND
(C.M.)

1/2" STEEL
REBAR FOUND

JAMES FARRELL SURVEY, ABSTRACT No. 350

16.77 ACRES

CALLLED 16.77 ACRES
MICHAEL GEORGE, ET UX
INSTRUMENT No. 2016011332
OFFICIAL PUBLIC RECORDS
McLENNAN COUNTY, TEXAS

(DEED) S30°15'22"E 1932.87'
S30°15'22"E 1933.18'

(DEED) N30°15'21"W 1931.46'
DIRECTIONAL CONTROL LINE

CALLLED 100 ACRES
RICHARD L. BINNER
INSTRUMENT No. 2018012074
OFFICIAL PUBLIC RECORDS
McLENNAN COUNTY, TEXAS

POND

12'X20' METAL
BUILDING NO
CONCRETE SLAB

POND

APPARENT LOCATION 20' EASEMENT
HILL COUNTY ELECTRIC
VOLUME 1784, PAGE 219
DEED RECORDS
McLENNAN COUNTY, TEXAS

ONE-STORY
BRICK RESIDENCE
SEE INSET FOR
DIMENSIONS

APPROXIMATE LOCATION
20' RIGHT-OF-WAY EASEMENT
BOLD SPRINGS WATER SUPPLY CORP.
INSTRUMENT No. 2016017195
OFFICIAL PUBLIC RECORDS
McLENNAN COUNTY, TEXAS

1/2" STEEL REBAR
FOUND CAPPED 'S&P
SURVEYORS' FOR
REFERENCE

1/2" STEEL REBAR
FOUND CAPPED 'S&P
SURVEYORS' FOR
REFERENCE

P.O.B.
PK NAIL
FOUND (C.M.)

S59°50'32"W 378.01'
(DEED) S59°48'24"W 378.04'

PK NAIL
FOUND
CALLLED 2.81 ACRES
ZACHARY D. HILL
INST. No. 2018007532
O.P.R.M.C.T.

NOTES:

- 1). SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
- 2). THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED FEBRUARY 4, 2019 BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, GF No. 2019-0209. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY. SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:
 - a). EASEMENT FILED JULY 19, 1944, EXECUTED BY TIMOTHY B. PERRY AND MARY E. PERRY TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 521, PAGE 134 OF THE DEED RECORDS, McLENNAN COUNTY, TEXAS IS BLANKET IN NATURE AND MAY AFFECT THE SUBJECT PROPERTY. NO VISIBLE EVIDENCE OF A HIGH VOLTAGE ELECTRIC LINE WAS OBSERVED UPON OR OVER AND ACROSS THE SUBJECT PROPERTY IN THE FIELD.
 - b). ELECTRIC UTILITY EASEMENT AND COVENANT OF ACCESS DATED JANUARY 21, 1991, EXECUTED BY GARY HOPKINS TO HILL COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1784, PAGE 219, DEED RECORDS, McLENNAN COUNTY, TEXAS APPEARS TO AFFECT AS SHOWN.
 - c). RIGHT-OF-WAY EASEMENT DATED MAY 24, 2016, EXECUTED BY MICHAEL GEORGE AND WIFE, AMY GEORGE TO BOLD SPRINGS WATER SUPPLY CORPORATION, RECORDED UNDER CLERK'S FILE NUMBER 2016017195, OFFICIAL PUBLIC RECORDS, McLENNAN COUNTY, TEXAS APPEARS TO AFFECT AS SHOWN.

SURVEYOR'S DECLARATION

This plat represents an actual survey made on the ground under my supervision on February 12, 2019, and is correct to the best of my knowledge and belief.

Donny Peede, RPLS No. 5137

BEARINGS BASED PER DEED RECORDED IN Inst# 2016011332, O.P.R.M.C.T.



TOKIO LOOP
25' RIGHT-OF-WAY DEDICATION
INSTRUMENT No. 2005031770
OFFICIAL PUBLIC RECORDS
McLENNAN COUNTY, TEXAS
THOMAS H. BRENNAN SURVEY

Job No. 020619 CDH

PEEDE & ASSOCIATES
LAND SURVEYORS, LTD

125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
PHONE: (254) 582-3231
Company Registration No. 10006800

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533

HILLSBORO, TEXAS 76645

PHONE: (254) 582-3231

Company Registration No. 10006800

LEGAL DESCRIPTION

16.77 Acres

James Farrell Survey, Abstract No. 350

McLennan County, Texas

All that certain lot, tract or parcel of land lying and situated in the James Farrell Survey, Abstract No. 350, McLennan County, Texas, being the same tract of land described as 16.77 acres in the Warranty Deed from Gary Allen Hopkins and wife, Molly Louise Hopkins to Michael George and wife, Amy George, dated April 8, 2016, recorded in Instrument No. 2016011332 of the Official Public Records of McLennan County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found (control monument) lying in Tokio Loop on the approximate southerly line of said Farrell Survey, the approximate northerly line of the Thomas H. Brennan Survey, the northerly line of that certain 25 foot right-of-way dedication, according to the plat of Sykora Addition, recorded in Instrument No. 2005031770 of the Official Public Records of McLennan County, Texas, for the southwest corner of said 16.77 acre tract, being the southeast corner of that certain tract of land described as 100 acres in the Special Warranty Deed from Fred Binner, Successor Trustee of the Karl F. Binner and Evelyn A. Binner Revocable Living Trust to Richard L. Binner, executed April 11, 2018, recorded in Instrument No. 2018012074 of the Official Public Records of McLennan County, Texas;

THENCE North 30 degrees 15 minutes 21 seconds West along the common line between said 16.77 acre tract and said 100 acre tract, at 16.0 feet passing a 1/2" steel rebar found capped "S&P Surveyors" for reference, continuing generally along a fence in all 1931.46 feet to a 3/8" steel rebar found (control monument) lying in the southerly line of that certain tract of land described as 100 acres in the deed to William R. Crawshaw, et ux, recorded in Volume 1694, Page 547 of the Deed Records of McLennan County, Texas, being the northeast corner of said 100 acre tract, the northwest corner of said 16.77 acre tract;

THENCE North 59 degrees 34 minutes 55 seconds East along the common line between said 16.77 acre tract and said 100 acre tract and generally along a fence, 378.00 feet to a 1/2" steel rebar found for the northeast corner of said 16.77 acre tract;

THENCE South 30 degrees 15 minutes 22 seconds East along the easterly line of said 16.77 acre tract, at 1903.18 feet passing a 1/2" steel rebar found capped "S&P Surveyors" for reference, continuing in all 1933.18 feet to a PK nail found lying in said Tokio Loop on the approximate southerly line of said Farrell Survey, the approximate northerly line of said Brennan Survey, being the southeast corner of said 16.77 acre tract;

THENCE South 59 degrees 50 minutes 32 seconds West along the common line between said Surveys, the southerly line of said 16.77 acre tract and generally along said Tokio Loop, 378.01 feet to the point of beginning and containing 16.77 acres, as surveyed on the ground February 12, 2019 as Job Number 020619 by Peede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.



Donny Peede, RPLS No. 5137

Job No. 020619 CDH