

T-47 Residential Real Property Affidavit  
(May be Modified as Appropriate for Commercial Transactions)

Date: 3.16.2021

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

Name of Affiant(s): Brenda Crump

\* Address of Affiant: 13882 FM 908 S Rockdale, TX 76567

Description of Property: 10.00 acres TJ Chambers Survey

County OF MILAM, 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 4/03/2019 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: \_\_\_\_\_)

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.

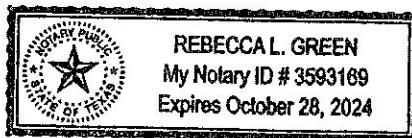
6. We understand that we have no liability to Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

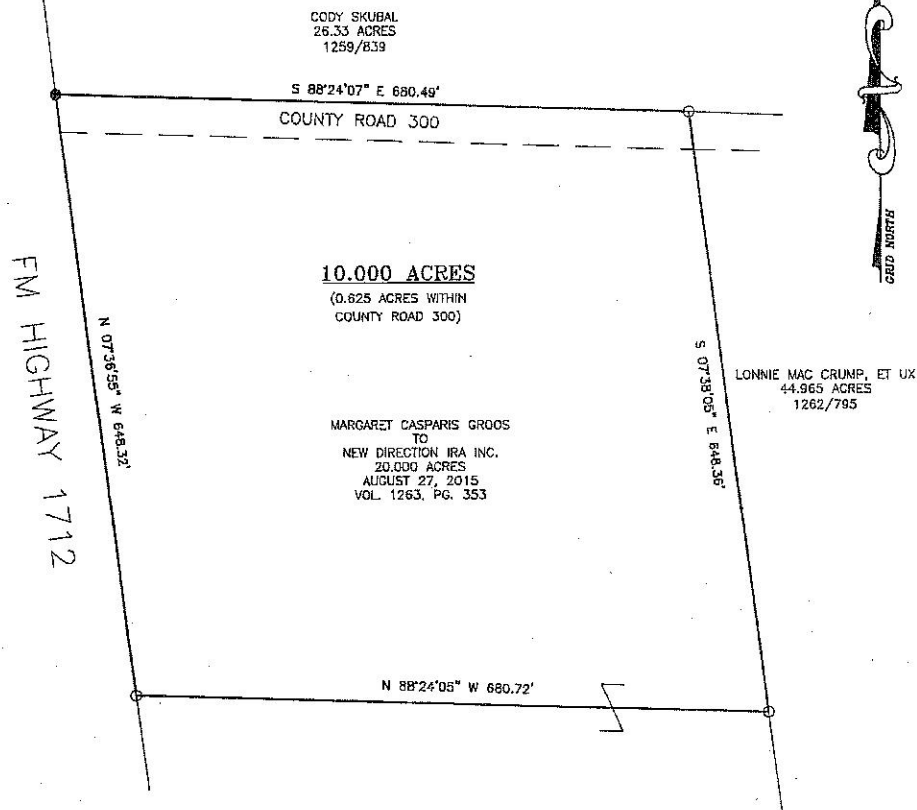
Brenda Crump  
Brenda Crump

SWORN AND SUBSCRIBED this 16 day of March, 20 21.

Notary Public

(TAR-1907) 5-01-08



**THOMAS J. CHAMBERS SURVEY**ABSTRACT NO. 7  
**MILAM COUNTY, TEXAS****LEGEND**

- — 1/2" IRON ROD FOUND MARKED "5345"
- — 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952"

**NOTES:**

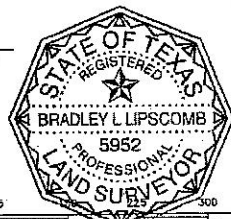
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.

2. FLOOD HAZARD DATA NOT AVAILABLE FOR RURAL MILAM COUNTY.

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF APRIL, 2019.

BRADLEY L. LIPSCOMB, RPLS



PLOT DATE:

75 0 75 300 375 450  
SCALE: 1" = 150 FEET

BEARINGS ARE BASED ON THE  
TEXAS STATE PLANE COORDINATE SYSTEM  
OF 1983, TEXAS CENTRAL ZONE



SURVEYING, INC. FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

**10.000 ACRES**

THOMAS J. CHAMBERS SURVEY  
ABSTRACT NO. 7  
MILAM COUNTY, TEXAS

Completion Date: 4/23/19	Drawn By: DM
Scale: 1"=150'	Surveyed by: ES/DJ
Project No.: S15-104	Checked by: BL

DS BL DS SC DS AC



In Re: 10.000 Acres  
Part of a called 20.000 Acre tract  
Thomas J. Chambers Survey  
Abstract No. 7  
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Thomas J. Chambers Survey, Abstract No. 7, being part of a called 20.000 Acre tract conveyed from Margaret Casparis Groos to New Directions IRA Inc. by Deed dated August 27, 2015 recorded in Volume 1263, Page 353 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found 1/2" iron rod (with orange plastic cap marked "RPLS 5345") on the east Right-of-Way line of F.M. Highway 1712, at the southwest corner of a called 26.33 Acre tract conveyed to Cody Skubal in Vol. 1259, Pg. 839, at the intersection of the said east Right-of-Way line of F.M. Highway 1712 and the north Right-of-Way line of County Road 300, for the common northwest corner of the said 20.000 Acre tract and of this tract;

**THENCE** S 88°24'07" E - 680.49 feet along the said north Right-of-Way line of County Road 300, the common line between the said 20.000 Acre tract and the said 26.33 Acre tract to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the northwest corner of a called 44.965 Acre tract conveyed to Lonnie Mac Crump, et ux in Vol. 1262, Pg. 795, for the common northeast corner of the said 20.000 Acre tract and of this tract;

**THENCE** S 07°38'05" E - 648.36 feet crossing the said County Road 300, along the common line between the said 20.000 Acre tract and the said 44.965 Acre tract to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") for the southeast corner of this tract;

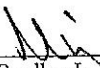
**THENCEN** 88°24'05" W - 680.72 feet crossing the said 20.000 Acre tract, for division, to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") on the common line between the said 20.000 Acre tract and the said east Right-of-Way line of F.M. Highway 1712, for the southwest corner of this tract;

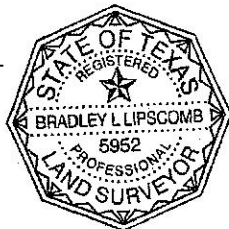
**THENCE** N 07°36'55" W - 648.32 feet along the common line between the said 20.000 Acre tract and the said east Right-of-Way line of F.M. Highway 1712 to the **POINT OF BEGINNING** containing within these metes and bounds 10.000 Acres of land of which 0.625 Acres lie within County Road 300.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 23<sup>rd</sup> day of April, 2019.

  
Bradley L. Lipscomb, RPLS



Triad Surveying, Inc.  
Firm Registration No. 10007900  
P.O. Box 1489  
Rockdale, TX 76567  
(512) 446-3457

DS  
BC

DS  
SL

DS  
AC

Project No. S15-104