

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

Date: 5-6-21

GF No. _____

Name of Affiant(s): 3B Home Solutions, LLC,

Address of Affiant: 3701 W Waco Dr. Waco Tx 76710

Description of Property: FORRESTER JOHN acres 12.709

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."): NA

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 _____ 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.

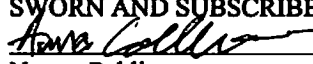
EXCEPT for the following (If None, Insert "None" Below:) NONE

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.



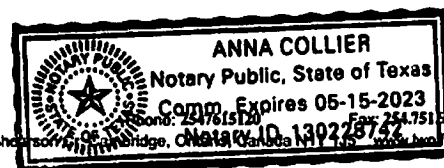
Notary Public

SWORN AND SUBSCRIBED this 6 day of May, 2021

Notary Public

(TXR-1907) 02-01-2010

Keller Williams Realty - Waco, 3701 W. Waco Drive Waco TX 76710
Jeffery Bird

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shoreside Dr., Cambridge, ON N1A 1A1 Canada Tel: 1-800-368-7669



TAX I.D. NO: 110181

REQUESTED BY: First Title Company of Waco, LLC

2 OF 5 Copies

Sketch showing 12.709 Acres of land in the John Forrester Survey, Abstract No. 354 in McLennan County, Texas and being the residue of that 25 Acres, called 15 Acres, as described in a deed to Gelyn O. Musil and Beverly Musil of record as Instrument 200904040 of the Official Public Records of McLennan County, Texas

First Title Company of Waco, LLC - G.F. No. 167974
Effective Date: February 2, 2016

Only those easements / restrictions listed in the referenced title commitment are shown hereon.

The parent parcel, containing 179.5 acres, of this parcel is subject to an easement to Cross Country Water Supply Corporation as recorded in Volume 1121, Page 213 of the McLennan County Deed Records. It shall not exceed 15' centered on the installed line along the the rights of access across the adjoining land. The location of the existing line is unknown to this surveyor

MITCHELL & ASSOCIATES, INC. does not make or warrant any flood zone designation.

TO: Texas First State Bank and its assigns, First Title Company of Waco, LLC, and Lee Bauman

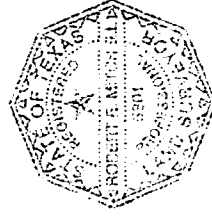
This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown.

I hereby state that to the best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

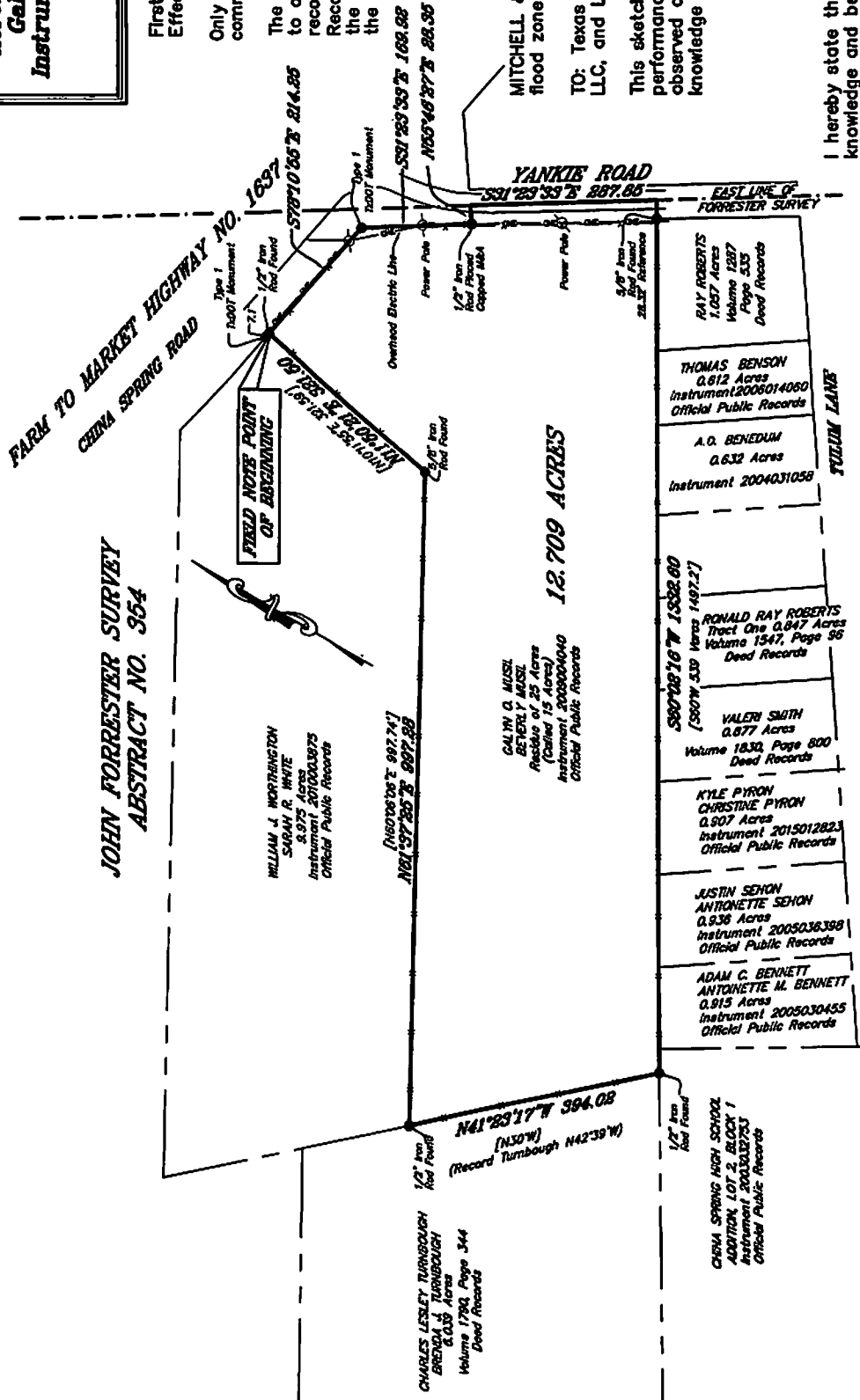
This the 17 day of March, 2016.

ALL RIGHTS RESERVED
BY: MITCHELL & ASSOC., INC. 2016

RED SEAL



SURVEYED: 03/04/2016



BEARINGS ARE BASED ON GEODETIC NORTH
FIELD NOTE DESCRIPTION ATTACHED



Robert E. Mitchell
ROBERT E. MITCHELL R.P.L.S. 5801

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
6801 Sanger Ave. Ste. 111, Waco Texas (254) 776-5151
T. E. P. L. S. REG. REGISTRATION NO. 1074044

Mitchell & Associates, Inc.

Surveying

Field notes for **12.709 Acres** of land in the **John Forrester Survey, Abstract No. 354** in McLennan County, Texas and being the residue of that 25 acres, called 15 Acres, as described in a deed to Galyn O. Musil and Beverly Musil of record as Instrument 2009004040 of the Official Public Records of McLennan County, Texas. Said 12.709 Acres being shown on the attached plat and described as follows with bearings based on geodetic north.

Beginning at a ½ inch iron rod found in the south line of Farm to Market Highway No. 1637, a/k/a China Spring Road, at the most easterly corner of that 9.975 acres described in a deed to William J. Worthington and Sarah R. White of record as Instrument 2010003875 of the said Official Public Records, said 9.975 acres being that 10 acre Save and Except Parcel described in the above referenced Musil deed, for the **northeast corner** of the herein described parcel of land, from said ½ inch iron rod found a Type I TxDOT right-of-way monument bears **N 78degrees 10minutes 55seconds W 7.1 feet**,

Thence S 78degrees 10minutes 55seconds E 214.25 feet along the south line of the said Highway to a Type I TxDOT right-of-way monument found at its intersection with the west line of Yankie Road for an ell corner in the said right-of-way and in the east line of the herein described parcel of land,

Thence S 31degrees 23minutes 33seconds E 169.92 feet along the west line of the said Yankie Road and cut back in the right-of-way of the said highway a ½ inch iron rod with cap stamped M&A placed for an ell corner in the east line of the herein described parcel of land,

Thence N 55degrees 46minutes 27seconds E 28.35 feet continuing along the said highway right-of-way to a point in the east line of the above referenced 25 acres and being in the center of Yankie Road,

Thence S 31degrees 23minutes 33seconds E 287.85 feet along the east line of the called 25 acres and the said Yankie Road to a point at the southeast corner of the said 25 acres for the southeast corner of the herein described parcel of land from where a 5/8 inch iron rod found at the northeast corner of that called 1.057 Acres of land described in a deed to Ray Roberts in Volume 1287, Page 535 of the Deed Records of McLennan County and being in the south line of the above referenced 25 acres bears **S 60degrees 02minutes 16seconds W 28.32 feet**,

Thence S 60degrees 02minutes 16seconds W 1332.60 feet, *Record S 60degrees W 1497.2 feet*, along the south line of the said 25 acres to a ½ inch iron rod found marking the southeast corner of that called 6.039 acres of land described in a deed to Charles Lesley Turnbough and Brenda J. Turnbough of record in Volume 1790, Page 344 of the said McLennan County Deed Records, said iron being in the north line of Lot 2, Block 1 of the China Spring High School Addition of record as Instrument 2003032753 of the said Official Public Records for the southwest corner of the herein described parcel of land,

Thence N 41degrees 23minutes 17seconds W 394.02 feet, *Record Bearing is N 30degrees W*, *Record in Turnbough deed is N 42degrees 39minutes W*, along the east line of the said 6.039 acres to a ½ inch iron rod found at the southwest corner of the above reference Worthington 9.975 acres for the northwest corner of the herein described parcel of land,

Thence N 61degrees 37minutes 25seconds E 997.28 feet, *Record for 9.975 acres is N 60degrees 06minutes 06seconds E 997.74 feet*, along the south line of the said 9.975 acres to a 5/8 inch iron rod found at an angle point in the said south line,

6801 Sanger Avenue, Suite 111 Waco, Texas 76710
A Firm Branch of Mitchell & Associates, Inc., Killeen, TX
TBPLS Firm Registration Number 10194044
Phone 254.776.5151 FAX 254.776.5152

Thence N 11degrees 50minutes 21seconds E 321.50 feet, Record for 9.975 acres is N 10degrees 11minutes 55seconds E 321.59 feet, to the Point of Beginning.



Surveyed March 4, 2016

Robert E. Mitchell
Robert E. Mitchell R.P.L.S. 5801
WO 16-02-9011