

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

Date: _____

GF No. _____

Name of Affiant(s): SCOTT MUNDAY, NICHOLE MUNDAY

Address of Affiant: 301 RIVER OAKS DRIVE, GATESVILLE, TX 76528

Description of Property: 0008 A. AROCHA, 3.62 ACRES

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."): OWNER

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 1, 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.

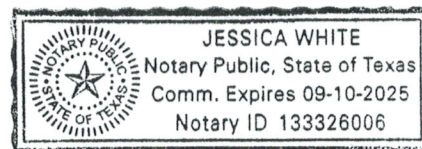
EXCEPT for the following (If None, Insert "None" Below:) NONE

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.

SCOTT MUNDAY

NICHOLE MUNDAY



SWORN AND SUBSCRIBED this 10 day of May, 2022
Notary Public Jessica White

(TXR-1907) 02-01-2010



QUINTERO ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT

415 E. AVENUE D, KILLEEN TEXAS (254) 493-9962

T.B.P.E. FIRM REGISTRATION NO.: 14709

T.B.P.L.S. FIRM REGISTRATION NO.: 10194110

FIELD NOTES

3.62 ACRE

CORYELL COUNTY, TEXAS

BEING all of that certain 3.62 acre tract of land situated in the A. Arocha Survey, Abstract No. 8, and being all and the same tract described as Tract One, a called 3.27 acre tract of land in a deed to Bill Shoaf and Beverly Shoaf in Clerks File 312114, Deed Records of Coryell County, Texas, being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in a chain link fence in the East line of a called 2.921 Acre tract described in a deed to Charles Thompson and wife, recorded in Instrument No. 261292, Deed Records of Coryell County, Texas, being at the Northwest corner of Tract Two, a called 3.27 acre tract, described in said Clerks File 312144, for the Southwest corner of the herein described tract;

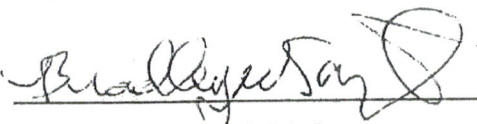
THENCE, N 13° 41' 48" E, (Deed N 19° E), along the East line of the said 2.921 acre tract and a chain link fence, passing at 306.59 feet a chain link fence corner post, going in all a distance of 310.84 feet (Deed 310.8 feet) to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the South right-of-way line of River Oaks Drive for the Northwest corner of the herein described tract;

THENCE, N 81° 10' 12" E, 450.29 feet (Deed S 86° 25' E, 405.60 feet), along the South line of the said River Oaks Drive, and a wire fence, in part, to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the South right-of-way line of River Oaks Drive at the Northwest corner of a called 315-1/3 acre tract described in a deed to Straws Mill Farm Partnership, recorded in Instrument No. 289711, Deed Records of Coryell County, Texas at the extension of an old fence on the West line of the said 315-1/3 acre tract, for the Northeast corner of the herein described tract;

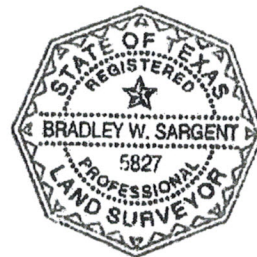
THENCE, S 17° 22' 27" W, 484.36 feet (Deed S 19° W, 417.8 feet), along the West line of the said 315-1/3 acre tract and the old fence to a 1/2" iron rod with a cap stamped "QUINTERO 10194110" set in the West line of the said 315-1/3 acre tract at the Northeast corner of the said Tract Two, for the Southeast corner of the herein described tract;

THENCE, N 76° 18' 12" W, 384.87 feet, (Deed N 71° W, 391 feet), along the North line of said Tract Two to the **POINT OF BEGINNING** containing 3.62 acres of land, more or less.

The bearings for this description are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Texas Smart Net GPS observations, as surveyed on the ground October 28, 2019, by Quintero Engineering, LLC.


Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
No. 5827, Texas

11/01/2019



"EXHIBIT A"

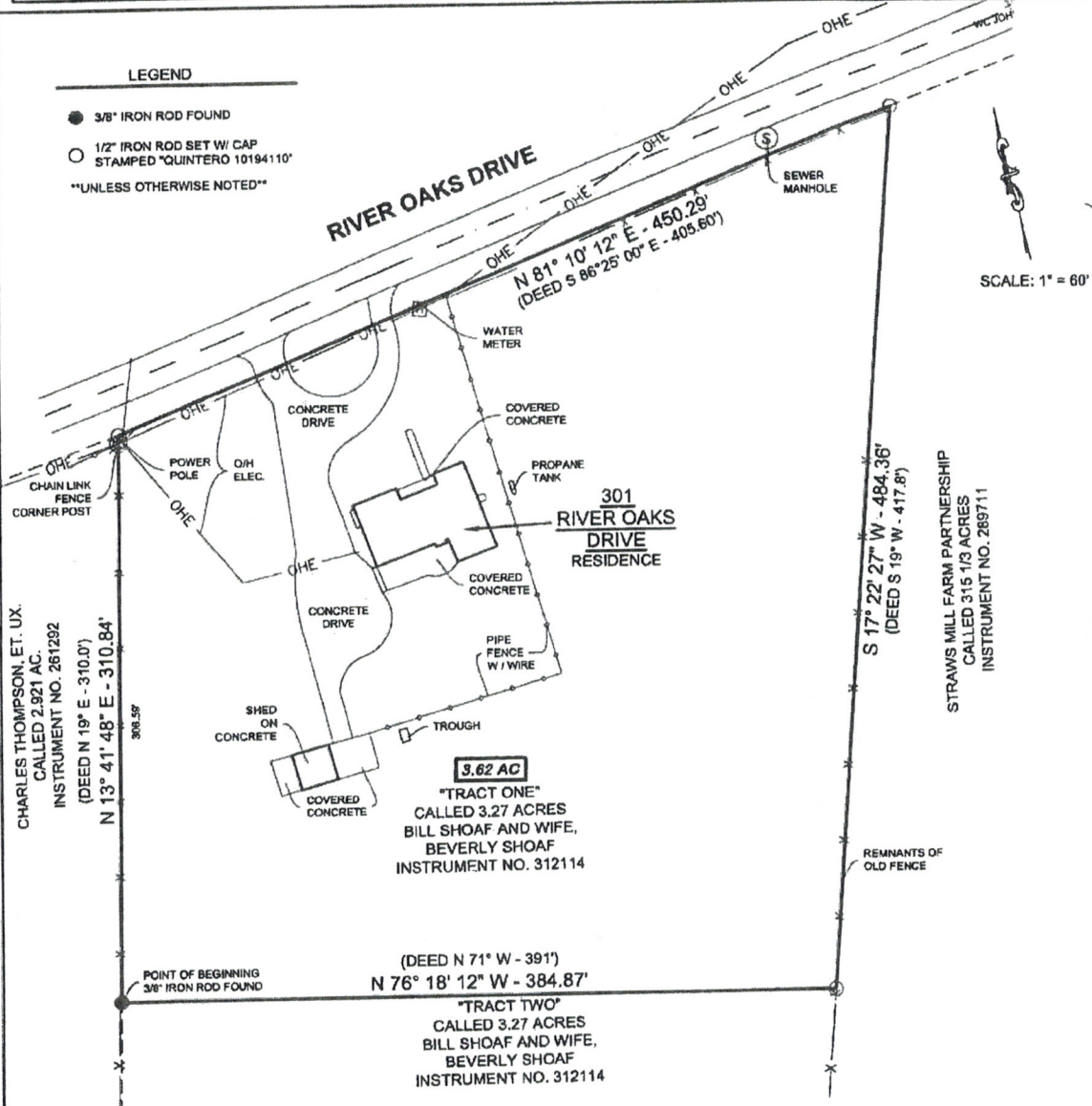
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11-4-19



QUINTERO ENGINEERING, LLC
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415 E. AVENUE D, KILLEEN, TEXAS (254) 483-9962
T.B.P.E. FIRM REGISTRATION NO. 14706
T.B.P.L.S. REGISTRATION NO. 10194110

LEGEND

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP
STAMPED "QUINTERO 10194110"
- "UNLESS OTHERWISE NOTED"



"SEE METES AND BOUNDS ATTACHED "EXHIBIT A" "

SURVEYOR'S SKETCH of a survey made on the ground on October 28, 2019 of that certain 3.62 acre tract of land situated in the A. Archia Survey, Abstract No. 8, and being all and the same tract described as Tract One, a called 3.27 acres of land described in a deed to Bill Shoaf and Beverly Shoaf in Clerks File 312114, Deed Records of Coryell County, Texas. There are no shortages of areas, visible encroachments, protrusion, or overlapping of improvements, except as shown or noted hereon. Only the information shown on the recorded deed and the information listed in the Title Commitment below was considered for this survey. THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED. A review of all title records may find additional information.

SURVEYOR'S NOTES & CERTIFICATION:

1. To: Scott Munday and Nichole Munday, Blackacre Escrow, Title & Abstract, LLC., Lender: This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Urban Condition II Land Survey.
 2. This survey was performed with the benefit of Title Commitment GF No.: 001-20190716, with an issue date of October 11, 2016, provided by Blackacre Escrow, Title & Abstract, LLC, Gatesville, Texas and based on the review of the Schedule B of the same, it is the Surveyor's limited opinion:
- Item 10
b. Any and all visible and apparent easement that effect the subject property. (ELECTRIC, WATER - SHOWN)

Note:

This Survey is for the exclusive use of the current parties (buyer/seller for this transaction) and solely valid to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bearings and distances shown hereon are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Net GPS observation.

Bradley W. Sargent 11/01/2019
Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 5827, Texas

