

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

Date: July 27, 2024

GF No. _____

Name of Affiant(s): Michael G. Allen and Kenneth R. Allen, Barbara A. Dudley

Address of Affiant: 5499 FM 933, Whitney, TX. 76692

Description of Property: S Shackelford, A-883, TR 38, 27.66 acres

County Hill, 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 TX, 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."): 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 July 27, 2024 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.

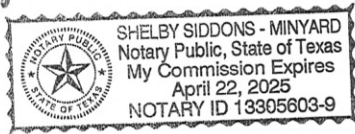
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael G. Allen
Michael G. Allen and Kenneth R. Allen

Barbara A. Dudley
Barbara A. Dudley

SWORN AND SUBSCRIBED this 31st day of July, 2024

Shelby Siddons Minyard
Notary Public



(TXR-1907) 02-01-2010

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 MAY 28, 2021, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF No. H2210610DD. NO EASEMENT RESEARCH WAS PERFORMED BY THIS SURVEYOR AND/OR SURVEY COMPANY, SCHEDULE B OF SAID COMMITMENT REFLECTS THE FOLLOWING EASEMENTS OF RECORD:
 - j) RIGHT-OF-WAY AS SHOWN IN INSTRUMENT FROM C.S. CARYER TO TEXAS HIGHWAY COMMISSION DATED JANUARY 19, 1994, FILED IN VOLUME 268, PAGE 5, DEED RECORDS OF HILL COUNTY, TEXAS ADJOINS THE SUBJECT PROPERTY ON THE SOUTH AS SHOWN HEREON.
 - k) EASEMENTS TO TEXAS POWER AND LIGHT COMPANY AS SHOWN IN VOLUME 432, PAGE 450, VOLUME 490, PAGE 35 OF THE DEED RECORDS IN HILL COUNTY, TEXAS DO NOT AFFECT AND APPEAR TO BE NORTHEAST OF THE SUBJECT PROPERTY.
 - m) EASEMENT TO BRANDON IRENE WATER SUPPLY CORPORATION AS SHOWN IN:
 - 1) VOLUME 573, PAGE 138 AND VOLUME 590, PAGE 190 OF THE DEED RECORDS APPEAR TO AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
 - 2) AND VOLUME 781, PAGE 305 OF THE DEED RECORDS IS BLANKET IN NATURE AND MAY AFFECT, BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT IS LIMITED TO A STRIP 15 FEET IN WIDTH, THE CENTERLINE BEING THE PIPELINE AS INSTALLED.
 - n) EASEMENT TO KOCH REFINING COMPANY AS SHOWN IN VOLUME 717, PAGE 134 OF THE DEED RECORDS APPEARS TO AFFECT THE SUBJECT PROPERTY AS SHOWN.
 - o) EASEMENT TO TEXAS UTILITIES ELECTRIC COMPANY AS SHOWN IN VOLUME 756, PAGE 417 OF THE DEED RECORDS MAY AFFECT BASED UPON THE RECORDED DESCRIPTION, THE EASEMENT IS LIMITED TO A STRIP 20 FEET IN WIDTH, THE SURVEYOR IS UNABLE TO ACCURATELY LOCATE THE EASEMENT BASED UPON THE DESCRIPTION.
 - 3) THE SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS ADOPTED ON AUGUST 20, 2019, BY THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS. PRIOR TO BEGINNING CONSTRUCTION, CONSULT WITH HILL COUNTY DEVELOPMENT SUPPORT TEAM TO DETERMINE IF THIS PROPERTY IS SUBJECT TO PLATTING REQUIREMENTS. A PERSON COMMENTS A CLASS B MISDEMEANOR OFFENSE IF THE PERSON KNOWINGLY OR INTENTIONALLY VIOLATES A REQUIREMENT ESTABLISHED BY OR ADOPTED UNDER THESE REGULATIONS.

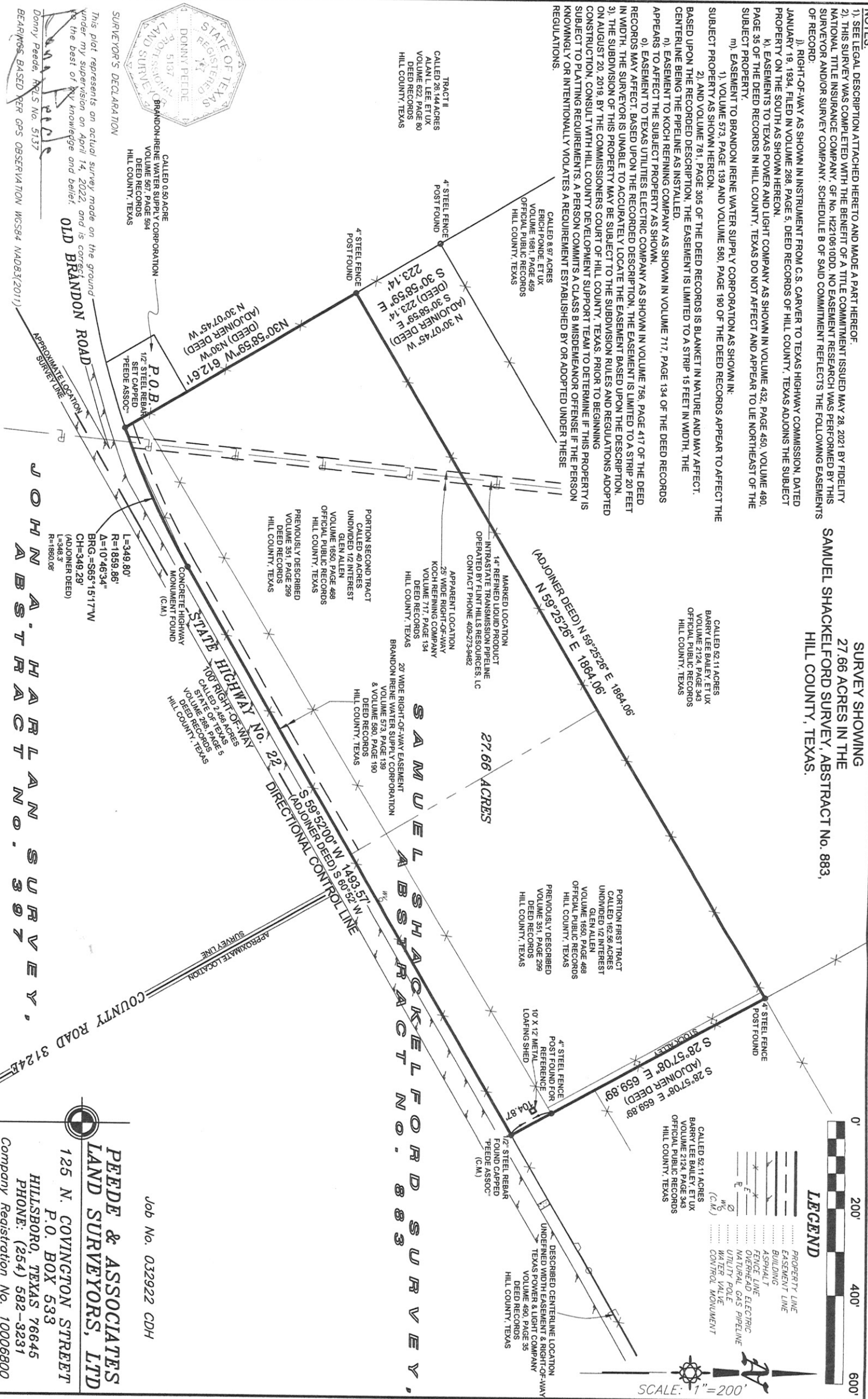
**SURVEY SHOWING
27.66 ACRES IN THE
SAMUEL SHACKELFORD SURVEY, ABSTRACT No. 883,
HILL COUNTY, TEXAS.**



LEGEND

—	PROPERTY LINE
—	EASEMENT LINE
—	BUILDING
—	ASPHALT
—	FENCE LINE
—	OVERHEAD ELECTRIC
—	NATURAL GAS PIPELINE
—	UTILITY POLE
—	WATER VALVE
—	CONTROL MONUMENT

SCALE: 1" = 200'



STATE OF TEXAS
REGISTERED
LAND SURVEYOR
DONNY PEDE
No. 5137

BRANDON IRENE WATER SUPPLY CORPORATION
CALLED 0.50 ACRE
VOLUME 597, PAGE 594
DEED RECORDS
HILL COUNTY, TEXAS

SURVEYOR'S DECLARATION

This plot represents an actual survey made on the ground under my supervision on April 14, 2022, and is correct to the best of my knowledge and belief.

Donny Peede, RLS No. 5137
BEARINGS BASED PER GPS OBSERVATION WGS84 NAD83(2011)

**PEDE & ASSOCIATES
LAND SURVEYORS, LTD**

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

Job No. 032922 CDH