

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

Date: Aug 26, 2024 GF No. _____
Name of Affiant(s): Ronald and Kathy Cramer
Address of Affiant: 228 Saddle Ridge Rd., Sulphur Springs, TX 75482
Description of Property: 228 Saddle Ridge Rd., Sulphur Springs, TX 75482
County Hopkins, 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's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 2/2/12 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):

Barn, Workshop, Fencing

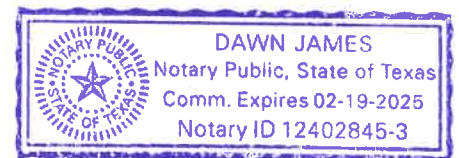
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

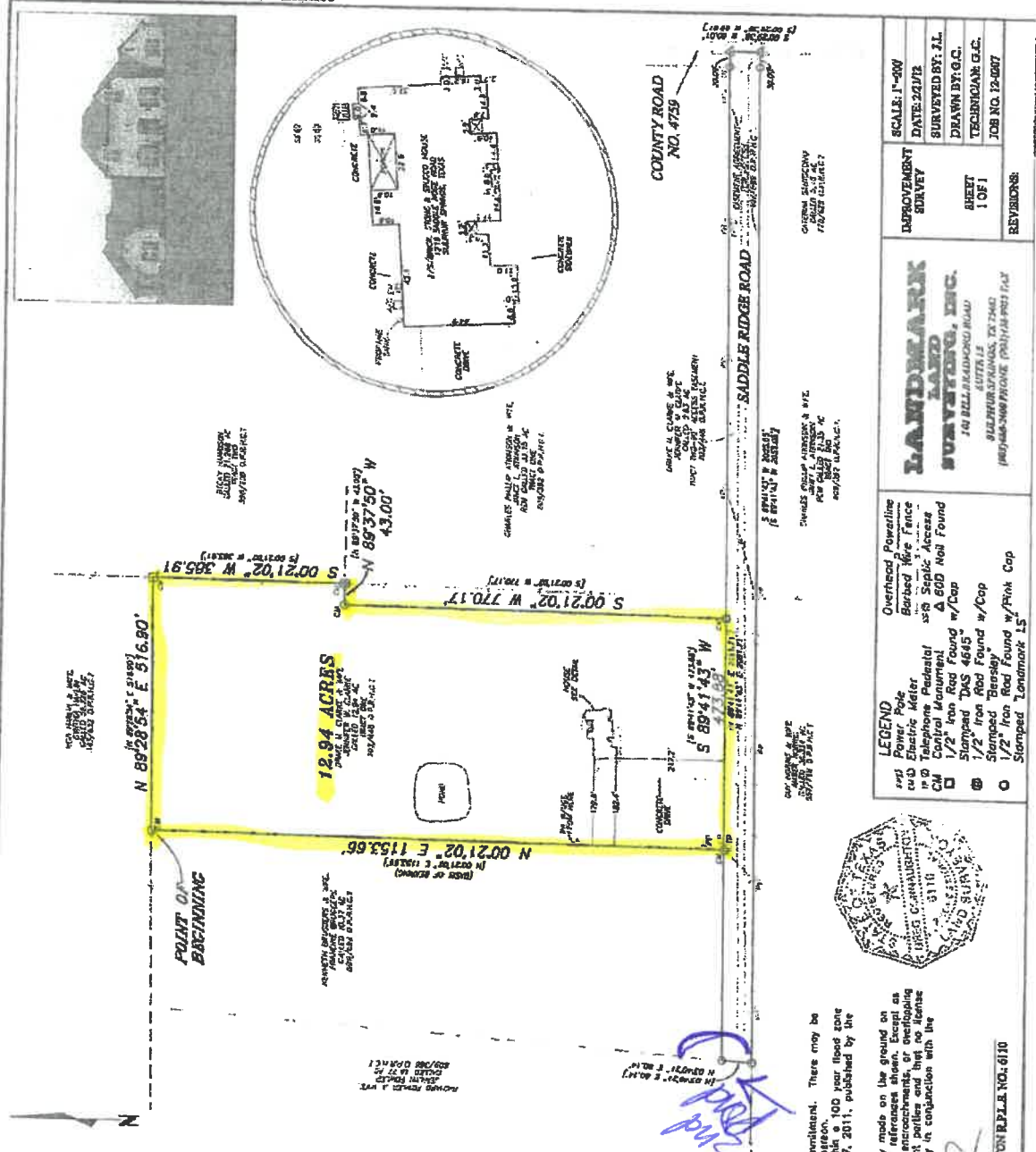
[Signature]
[Signature]

SWORN AND SUBSCRIBED this 21 day of August, 2024.

[Signature]
Notary Public

(TXR 1907) 02-01-2010





BOUNDARY DESCRIPTION

All the certain 12.94 acre lot, tract or parcel of land situated in the George C. Wetmore Survey, Abstract No. 1020, Hopkins County, Texas, and being all of the same land on a caddled 12.94 acre tract described as Tract One in a deed from Charles Philip Allison and Janet L. Philip Allison to the undersigned, recorded in Volume 703, Page 443, Official Public Records, Hopkins County, Texas, (O.P.R.A.C.T. 1), said 12.94 acre tract being described by metes and bounds as follows:

beginning on a 1/2" iron rod with pink cap stamped "Benchmark 15" southeast corner of a caddled 10.37 acre tract described in Volume 698, Page 882, O.P.R.A.C.T. 1, and on the south line of a caddled 36.720 acre tract described in a deed to Rod Hoffin and wife, Cynthia Hoffin as recorded in Volume 814, Page 821, O.P.R.A.C.T. 1, for a corner;

THENCE N 89°28'54" E along the north line of said 12.94 acre tract and the south line of said 56.720 acre tract a distance of 510.50 feet to a 1/2" iron rod with cap stamped "DAS 4845" found at the northeast corner of said 12.94 acre tract and the southeast corner of said 56.720 acre tract, and on the south line of a caddled 33.13 acre tract described as Tract One in a deed to Charles Philip Allison and wife, Janet L. Allison as recorded in Volume 609, Page 392, O.P.R.A.C.T. 1, for a corner;

THENCE S 00°21'02" W along the easterly most west line of said 12.94 acre tract and the west line of said 21.288 acre tract a distance of 28.01 feet to a 1/2" iron rod with cap stamped "Benchmark 15" found at the southeast corner of said 21.288 acre tract and the southeast corner of said 12.94 acre tract, and on the south line of a caddled 33.13 acre tract described as Tract One in a deed to Charles Philip Allison and wife, Janet L. Allison as recorded in Volume 609, Page 392, O.P.R.A.C.T. 1, for a corner;

THENCE N 89°37'50" W along the westerly most south line of said 12.94 acre tract a distance of 43.00 feet to a 1/2" iron rod with pink cap stamped "Benchmark 15" found at an ell corner of said 12.94 acre tract for a corner;

THENCE S 00°21'02" W along the westerly most east line of said 12.94 acre tract a distance of 770.17 feet to a 1/2" iron rod with pink cap stamped "Benchmark 15" found at the southeast corner of said 12.94 acre tract and on the north line of a caddled 21.288 acre tract described as Tract Two in a deed to Drake M. Chessa (DAS/448 O.P.R.A.C.T. 1), and said Tract Two being a 60' Access Easement and also being described in an Easement Agreement for Access recorded in Volume 699, Page 895, O.P.R.A.C.T. 1, and being on the southerly most line of said 12.94 acre tract described in a deed to Richard Fowler and wife, Janet L. Allison as recorded in Volume 609, O.P.R.A.C.T. 1, and on the north line of Saddle Ridge Road for a corner;

THENCE S 89°41'43" W along the southerly most south line of said 12.94 acre tract and the north line of said 60' Access Easement and said Saddle Ridge Road and the southerly most north line of said 16.77 acre tract a distance of 157.88 feet to a 1/2" iron rod with pink cap stamped "Benchmark 15" found at the southeast corner of said 12.94 acre tract, and the southeast corner of said 10.37 acre tract for a corner;

THENCE N 00°21'02" E along the west line of said 12.94 acre tract and the north line of said 10.37 acre tract a distance of 1153.66 feet to the POINT OF BEGINNING and on the north line of said 10.37 acre tract, also being known as 1216 Saddle Ridge Road, Sulphur Springs, Texas.

NOTE: All record calls are detailed in [redacted]. This survey was prepared without the benefit of a title report or title commitment. There may be other unrecorded claims or circumstances affecting this tract that are not shown hereon. **FLOOD NOTE:** This survey was prepared under the provisions of the Flood Insurance Rate Map No. 48223C0200R, dated March 17, 2011, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on February 5, 2012, that the bearings and distances are true, and the area of the tract is correct, and that the plat is a true and correct copy of the original survey. This survey is being provided solely for the use of the current parties and the licensee has been certified, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: Drake Chessa

LEGEND

- Power Pole
- Electric Meter
- Telephone Pedestal
- Central Manifold
- 1/2" Iron Rod Found w/Cap
- Stamped DAS 4645
- Stamped "Benchmark 15"
- 1/2" Iron Rod Found w/Pink Cap
- Stamped "Benchmark 15"

Overhead Powerline
Barbed Wire Fence
Set Septic Access
600 Nail Found
1/2" Iron Rod Found w/Cap

LANDMARK SURVEYING, INC.
10 BELL BRADSHAW ROAD
SULPHUR SPRINGS, TEXAS 75480
(817) 443-3887 FAX (817) 443-3887

IMPROVEMENT SURVEY
SCALE: 1"=50'
DATE: 2/12/12
SURVEYED BY: J.L.
DRAWN BY: G.C.
TECHNICIAN: G.C.
SHEET 1 OF 1
JOB NO. 12-087

CUSTOMER SURVEYOR
DANIEL S. GARDNER
PROFESSIONAL SURVEYOR

THOMAS EARL ANDERSON & P.L.C.
1011 L. ANDERSON
SULPHUR SPRINGS, TX
800/873-3466

OUR OFFICE IS LOCATED AT 1011 L. ANDERSON, SULPHUR SPRINGS, TEXAS 75480

REVISIONS:



NOTE: This plat represents an accurate survey made on the ground on February 5, 2012, that the bearings and distances are true, and the area of the tract is correct, and that the plat is a true and correct copy of the original survey. This survey is being provided solely for the use of the current parties and the licensee has been certified, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

