

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

Date: 11/11/2024

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

Name of Affiant(s): Douglas E Rutledge, Kimberly M Rutledge

Address of Affiant: 503 Asheville Lane, Trophy Club, TX 76226

Description of Property: +/- 52.48 acres out of the millard rf 0629 survey

County Cook, 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 12/10/2020 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

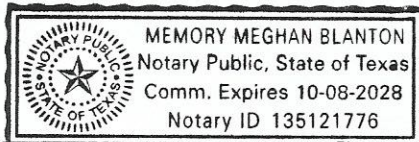
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Douglas E Rutledge  
Kimberly M Rutledge

SWORN AND SUBSCRIBED this 9th day of November, 2024

Memory Blanton  
Notary Public



(TXR-1907) 02-01-2010

FIELD NOTES TO 52.48 ACRES IN R. F. MILLARD SURVEY ABSTRACT 629, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the R. F. Millard Survey Abstract 629, Cooke County, Texas, being the same tract described in a deed from Elva V. Peyrot, Indp., Executrix of The Estate of George E. Peyrot, Jr. to Tesselah F. Hanby and Mark D. Hanby recorded in Volume 2122, page 167 of the Cooke County Official Public Records, said tract being a part of a called 67.4 acre tract described as FIRST TRACT in a deed conveyed by S. M. Kelley, et ux to George Peyrot recorded in Volume 368, page 278 of the Cooke County Deed Records, and being more particularly described as follows:

BEGINNING at a set steel pin in an old abandoned roadway at the Northernmost Northwest corner of said Hanby tract, on the North line of said FIRST TRACT, common to the North line of said Millard Survey, common to the South line of the J. Martin Survey Abstract 725, said point being the Northeast corner of a 16.52 acre tract conveyed by Connie Sue Morris Peyrot to Gary Dale Lewis, Jr. by deed recorded in Volume 1846, page 607 of said Public Records, said beginning point further being South 89 degrees 46 minutes 57 seconds East, a distance of 800.00 feet from the Northwest corner of said Millard Survey, same being the Southwest corner of said Martin Survey, common to the Northwest corner of said FIRST TRACT;

THENCE South 89 degrees 46 minutes 57 seconds East, continuing in said old abandoned roadway, a distance of 895.25 feet to a found steel pin at the Northeast corner of said FIRST TRACT, common to the Northwest corner of a tract described as Tract Two in a deed conveyed by Victor Lewis and Pauline Lewis to Gary and Janie Lewis by deed recorded in Volume 1292, page 145 of said Public Records, on the South line of a tract conveyed to Gary Dale Lewis by deed recorded in Volume 764, page 6 of said Deed Records;

THENCE South 01 degree 21 minutes 13 seconds West, with the West line of said Tract Two, along or near a fence, a distance of 1808.45 feet to a found steel pin at the Southeast corner of said Hanby tract, common to the Northeast corner of a tract conveyed to Glen Allen Comer by deed recorded in Volume 1348, page 414 of said Public Records;

THENCE North 88 degrees 05 minutes 03 seconds West, along or near a fence, passing the Northwest corner of said Comer tract, common to the Northeast corner of a tract conveyed to Steven Bailey, et ux by deed recorded in Volume 1551, page 737 of said Public Records, continuing and passing a fence corner on the East line of County Road 189 and continuing a total distance of 1672.49 feet to a set steel pin at the Northwest corner of said Bailey tract, common to the Southwest corner of said Hanby and FIRST TRACT;

THENCE North 00 degrees 14 minutes 11 seconds East, in said County Road 189, a distance of 573.20 feet to a set steel pin at the Northeast corner of the J.H. Fauset Survey Abstract 379, common to the Southeast corner of the E. Wingate Survey Abstract 1150;

THENCE North 00 degrees 48 minutes 20 seconds East, continuing in said County Road 189, a distance of 285.39 feet to a set steel pin at the Westernmost West corner of said Hanby tract, common to the Southwest corner of said Lewis 16.52 acre tract on the West line of said Peyrot FIRST TRACT;

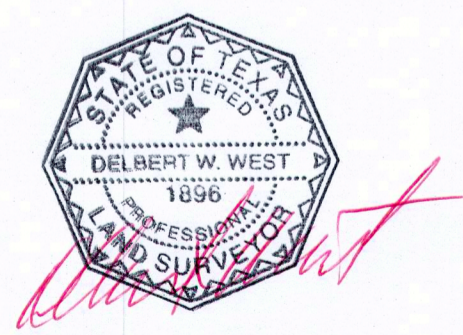
THENCE South 89 degrees 46 minutes 57 seconds East, passing at 26.48 feet a set steel pin on said East line of County Road 189, continuing along and near a fence, a total distance of 800.00 feet to a set steel pin at an ell corner of said Hanby tract, common to the Southeast corner of said Lewis 16.52 acre tract;

THENCE North 00 degrees 48 minutes 20 seconds East, with the East line of said Lewis 16.52 acre tract, along and near a fence, a distance of 900.00 feet to the point of beginning containing 52.48 acres of land.

16782

TITLE COMMITMENT EASEMENTS, SCHEDULE B ADDRESSED:  
 1) Easement from George Peyrot, et ux to Larry Paul Peyrot, recorded in Vol. 719, pg. 130 CCOPR, is a blanket easement on the parent tract.  
 U) Easement from Larry Paul Peyrot to Cooke Co. Elect. Coop., recorded in Vol. 719, pg. 243 CCOPR, is a blanket easement on the parent tract.  
 V) Easement from Larry P. Peyrot to Cooke Co. Elect. Coop., recorded in Vol. 922, pg. 550 CCOPR, does not affect this tract.  
 x) Easement from Mark Hanby, et ux to Cooke Co. Elect. Coop., recorded in Vol. 2152, pg. 237 CCOPR, is a blanket easement on this tract.

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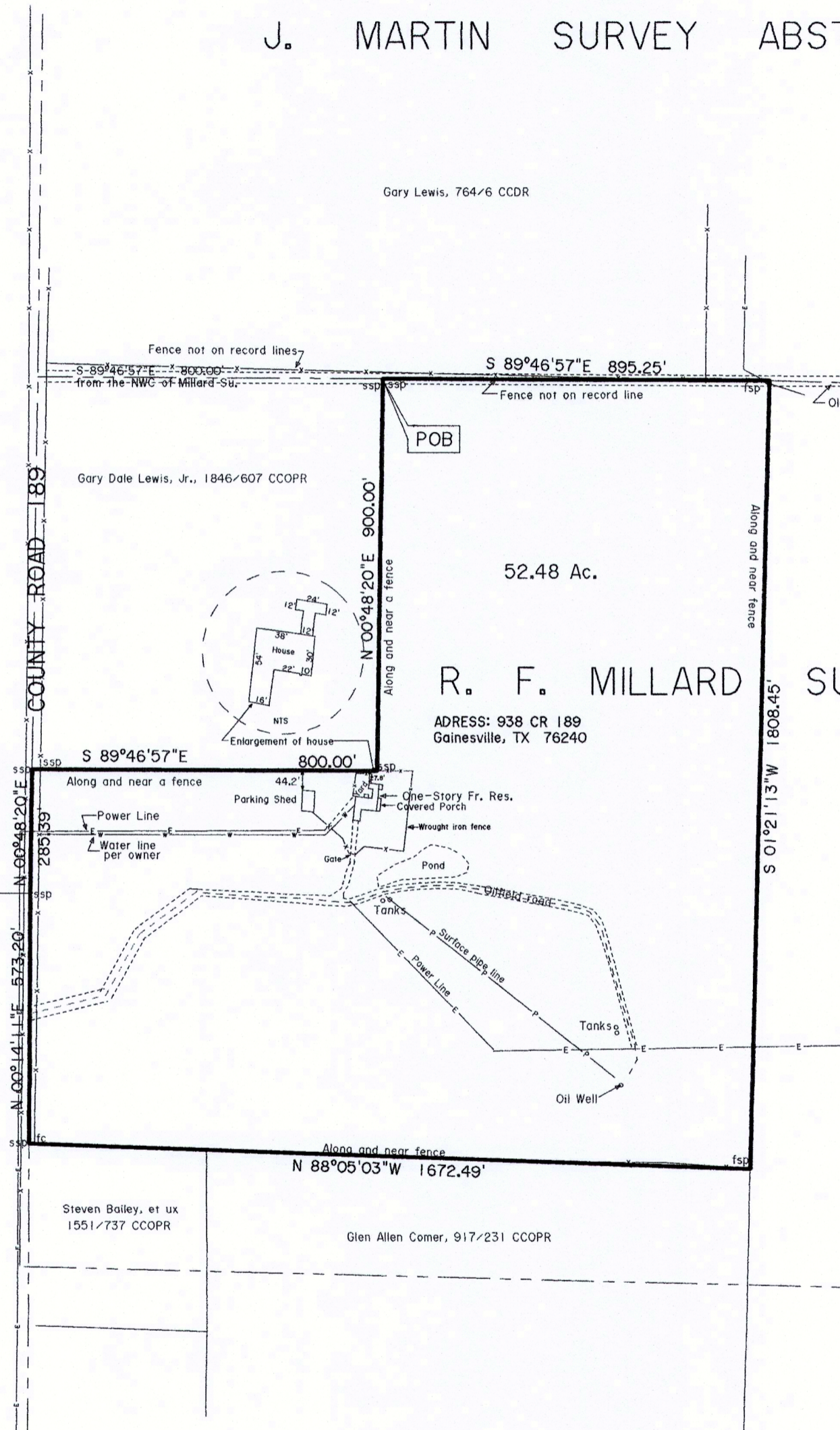


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J. MARTIN SURVEY ABSTRACT 725

R. F. MILLARD SURVEY ABSTRACT 629

J. MENEFEE SURVEY ABSTRACT 739



ADDRESS: 938 CR 189  
Gainesville, TX 76240

Gary and Janie Lewis  
1292/145 CCOPR  
Tract Two  
2359/529 CCOPR



J. H. FAUSET SURVEY ABSTRACT 379  
 E. WINGATE SURVEY ABSTRACT 1150

- LEGEND**
- CM - CONTROLLING MONUMENT
  - FSP - FOUND STEEL PIN
  - SSP - SET STEEL PIN
  - PP - POWER POLE
  - PK - PK MASONRY NAIL
  - MH - MANHOLE
  - FC - FENCE CORNER
  - SS - SANITARY SEWER
  - WM - WATER METER
  - WV - WATER VALVE
  - BOUNDARY LINE
  - UTILITY EASEMENT LINE
  - BUILDING SETBACK LINE
  - FENCE LINE
  - POWER LINE
  - SANITARY SEWER LINE
  - PIPE LINE
  - NTS - Not to scale

FLOOD STATEMENT: I have examined the FIRM, Map No. 48097C0325C, dated 01/16/2008, and determine that this tract lies in Zone X (areas determined to be outside the 0.2% annual chance floodplain).

This plat and description/descriptions was prepared for the exclusive use of the parties for which this survey was provided, on the date shown, and does not extend to other parties without an expressed re-stating by the surveyor. Copyright has been reserved.

The Plat hereon is a true representation of the property as determined by an actual survey made on the ground by me, the lines and corners being as indicated. THERE ARE NO CONFLICTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT Fence not on North line

52.48 ACRES IN THE R. F. MILLARD SURVEY ABSTRACT 629 COOKE COUNTY, TEXAS	
<b>DELBERT W. WEST</b> Registered Professional Land Surveyor 107 North Dixon St.      Gainesville, Texas 76240      Ph. 940-665-1914	
Scale 1" = 300'	Drawn By DWW
Date 11/19/2020	Job No. 9767/9767-44
Drawing Number <b>2688-1</b>	