

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

Date: _____ GF No. _____
Name of Affiant(s): First State Bank Trustee Maynard Family Trust A & Maynard Family Trust B
Address of Affiant: 801 E. California St., Gainesville, TX 76240
Description of Property: 2877 Riley Rd, Whitesboro, TX
County Grayson, 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:

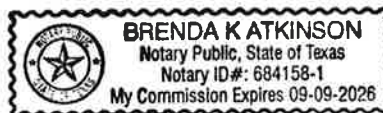
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 _____ 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, replatting, 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.

Shelly J Hendrix, V.P. First State Bank
Trustee Maynard Family Trust A & Maynard Family Trust B
SWORN AND SUBSCRIBED this 31st day of October, 2024

Brenda K. Atkinson
Notary Public
(TXR 1907) 02-01-2010



UNDERWOOD
DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the M. B. Lamar Survey, Abstract No. 704 and being a retracement survey of that 47.039 acre tract of land conveyed to Patrick Clarence Maynard Family Trust as recorded in Volume 2838, Page 637, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a spike nail found for the northern-most southeast corner of said 47.039 acre tract, common to the northeast corner of that 2.839 acre tract of land conveyed to James Fennell and Rebecca Fennell as recorded in Volume 4732, Page 333, said Official Public Records, said point also being in the center of Riley Road;

Thence North 88°13'58" West, with the northerly line of said 2.839 acre tract, and along the general course of a barbwire fence, a distance of 643.51 feet to a fence corner post found for an ell corner of said 47.039 acre tract, common to the northwest corner of said 2.839 acre tract;

Thence South 09°00'31" West, with an easterly line of said 47.039 acre tract, and with the westerly line of said 2.839 acre tract, and with the westerly line of that 9.163 acre tract of land conveyed to Merle M. Collins and Amy R. Collins as recorded in Volume 4585, Page 158, said Official Public Records, and with the general course of a barbwire fence, a distance of 277.10 feet to a found ½" steel rod;

Thence with an easterly line of said 47.039 acre tract, and with the westerly line of said 9.163 acre tract, the following four courses:

1. South 79°28'27" East, a distance of 14.43 feet to a found ¾" pipe;
2. South 09°51'46" West, a distance of 132.17 feet to a set ½" steel rod;
3. South 05°21'28" West, a distance of 28.23 feet to a set ½" steel rod;
4. South 00°36'32" East, a distance of 335.56 feet to a ¾" pipe found for the southern-most southeast corner of said 47.039 acre tract, said point being near a fence corner post;

Thence North 88°19'25" West, with the southerly line of said 47.039 acre tract, and with the general course of a barbwire fence, a distance of 324.74 feet to a set ½" steel rod;

Thence North 88°20'06" West, continuing with the southerly line of said 47.039 acre tract, and with the general course of a barbwire fence, a distance of 1123.32 feet to a ½" steel rod set for the southwest corner of said 47.039 acre tract, said point being in the easterly line of that 229.270 acre tract of land conveyed to Pansy Family Limited Partnership as recorded in Volume 2749, Page 531, said Official Public Records;

Thence North 00°27'55" East, with the westerly line of said 47.039 acre tract, and with the easterly line of said 229.270 acre tract, and with the general course of a barbwire fence, a distance of 1205.82 feet to a ½" steel rod found for the northwest corner of said 47.039 acre tract, said point being in the easterly line of said 229.270 acre tract;

Thence South 88°18'19" East, with the northerly line of said 47.039 acre tract, and with the general course of a barbwire fence, a distance of 2137.04 feet to a P/K nail set for the northeast corner of said 47.039 acre tract, said point being in the center of said Riley Road;

Thence South 00°34'17" West, with an easterly line of said 47.039 acre tract, and with the center of said Riley Road, a distance of 434.40 feet to the Point of Beginning and containing 47.068 acres of land, more or less.



