

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

Date: 1-10-2024 GF No. _____

Name of Affiant(s): Daryl Sims, Alison Sims

Address of Affiant: 487 CR 4270, CLIFTON, TX 76634

Description of Property: BUSHEE-CONLEY #2 LOT 21 Acres:10.0100

County Bosque, 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 February 23, 2017 there have been no:

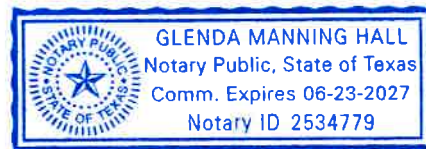
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Daryl Sims
Daryl Sims
Alison Sims
Alison Sims



SWORN AND SUBSCRIBED this 10 day of January, 2024
Glenda Manning Hall
Notary Public
Glenda M Hall

(TXR-1907) 02-01-2010

EASEMENT RECORDED IN VOLUME 6, PAGE 607 OF THE R.O.W. RECORDS DOES NOT AFFECT THIS TRACT.

EASEMENT RECORDED IN VOLUME 10, PAGE 120 OF THE R.O.W. RECORDS DOES NOT AFFECT THIS TRACT.

EASEMENT RECORDED IN VOLUME 146, PAGE 161 IS BLANKET IN NATURE AND CANNOT BE LOCATED ON THE GROUND.

EASEMENT RECORDED IN VOLUME 149, PAGE 145 IS BLANKET IN NATURE AND CANNOT BE LOCATED ON THE GROUND.

EASEMENT RECORDED IN VOLUME 7, PAGE 12 OF THE R.O.W. RECORDS IS BLANKET IN NATURE AND CANNOT BE LOCATED ON THE GROUND.

EASEMENT RECORDED IN VOLUME 9, PAGE 968 OF THE R.O.W. RECORDS IS BLANKET IN NATURE AND CANNOT BE LOCATED ON THE GROUND.

JUDGEMENT RECORDED IN VOLUME 215, PAGE 603 DOES NOT AFFECT THIS TRACT.

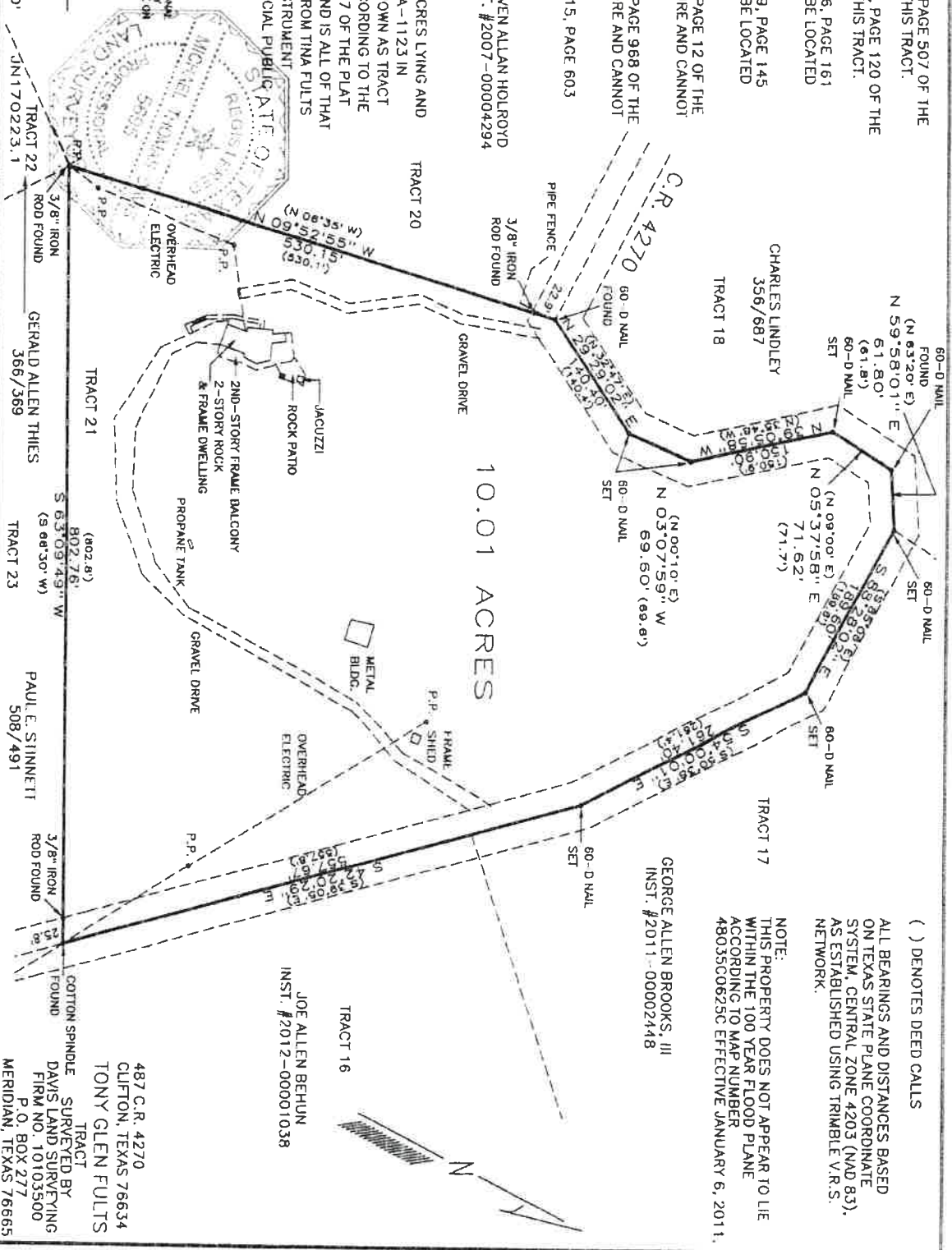
STEVEN ALLAN HOLROYD
INST. #2007-00004294

PLAT SHOWING THE SURVEY OF 10.01 ACRES LYING AND SITUATED IN THE W.H. MAPLES SURVEY A-1123 IN BOSQUE COUNTY, TEXAS. SAID LAND KNOWN AS TRACT 21, BUSHIE-CONLEY ACRES NO. 2 ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 607 OF THE PLAT RECORDS OF BOSQUE COUNTY, SAID LAND IS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM TINA FULTS TO TONY GLEN FULTS RECORDED AS INSTRUMENT NUMBER 2012-0000016 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
02/23/17 SCALE: 1" = 100'
JUN 17 0223.1

Michael Thomas DAVIS

I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY AFFIRM THAT THE PLAT REPRESENTS A SURVEY MADE ON THE GROUND.



10.01 ACRES

() DENOTES DEED CALLS

ALL BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 83), AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

NOTE:
THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLANE ACCORDING TO MAP NUMBER 48035C0625C EFFECTIVE JANUARY 6, 2011.

GEORGE ALLEN BROOKS, III
INST. #2011-00002448

JOE ALLEN BEHUN
INST. #2012-00001038

487 C.R. 4270
CLIFTON, TEXAS 76634
TONY GLEN FULTS
TRACT
SURVEYED BY
DAVIS LAND SURVEYING
FIRM NO. 10103500
P.O. BOX 277
MERIDIAN, TEXAS 76665

Davis Land Surveying
Post Office Box 277, Meridian, Tx 76665

Phone (254) 435 3041 Firm #10103500 Email davislandsurveying@yahoo.com

TONY GLEN FULTS TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 10.01 acres lying and situated in the W.H. Maples Survey A-1023 in Bosque County, Texas. Said land known as Tract 21, Bushee-Conley Acres No. 2 according to the plat recorded in Volume 1, Page 607 of the Plat Records of Bosque County. Said land is all of that certain tract described in a deed from Tina Fults to Tony Glen Fults recorded as Instrument Number 2012-00000016 of the Official Public Records of Bosque County, and is more particularly described, being referenced to Texas State Plane Coordinate System, Central Zone 4203 (Nad 83), as established using Trimble V.R.S. Network, as follows:

BEGINNING at a cotton spindle found in the center of C.R. 4270 and in the west line of Tract 16 of said subdivision, for the northeast corner of Tract 23, southeast corner of said Tract 21 and southeast corner of this tract;

THENCE: S 63 deg 09 min 49 sec W at 25.8 feet passing a 3/8 inch iron rod found on the west side of said county road for reference, in all 302.76 feet to a 3/8 inch iron rod found, for the northwest corner of said Tract 23, northeast corner of Tract 22, southeast corner of Tract 20, southwest corner of said Tract 21 and southwest corner of this tract;

THENCE: N 09 deg 52 min 55 sec W at 507.25 feet passing a 3/8 inch iron rod found on the south side of said county road, in all 530.15 feet to a 60-D nail found in the said county road and in the south line of Tract 18, for the northeast corner of said Tract 20, northwest corner of said Tract 21 and northwest corner of this tract;

THENCE: Generally along the center of said county road the following bearings and distances: N 29 deg 29 min 02 sec E 140.40 feet to a 60-D nail set, N 03 deg 07 min 59 sec W 69.60 feet to a 60-D nail set, N 39 deg 05 min 58 sec W 150.90 feet to a 60-D nail set, N 05 deg 37 min 58 sec E 71.62 feet to a 60-D nail found, N 59 deg 58 min 01 sec E 61.80 feet to a 60-D nail set, being a common corner of said Tract 18 and Tract 17, S 88 deg 28 min 02 sec E 189.60 feet to a 60-D nail set, S 54 deg 00 min 01 sec E 261.40 feet to a 60-D nail set and S 42 deg 20 min 29 sec E 557.67 feet along the west lines of said Tract 17 and said Tract 16 to the point of beginning.

The above field notes represent a survey as made by me on the ground
February 23, 2017



Michael Thomas Davis
Registered Professional Land Surveyor
JN170223.1

