

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

Date: 4-27-23 GF No. \_\_\_\_\_

Name of Affiant(s): Peter M. Lewiston, Jr., Hannah R. E. Lewiston

Address of Affiant: 1260 County Road 153, Purmela, TX 76566

Description of Property: 2.731 acres out of the Richard W. Wade Survey Abstract No. 1064  
County Coryell, 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 August 9, 2022 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.

*Peter M. Lewiston, Jr.*  
Hannah R. E. Lewiston

SWORN AND SUBSCRIBED this 27 day of April, 2023

Notary Public



(TXR-1907) 02-01-2010

Burks Real Estate, 715 E US 84 Hwy Evant TX 76525  
Calvin Burks

Phone: (254)471-5738 Fax: (254)471-5978  
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528  
Cell 817-233-3846

FIELD NOTES FOR: Kay Pruett

Dated: August 9, 2022

All that certain 2.731 acres tract or parcel of land located in Coryell County, Texas out of the Richard W. Wade Survey Abstract No. 1064 and being the residue of a so-called 57.31 acres tract of land conveyed to Kay D. Pruett, by deed recorded in Volume 440, Page 935, in the Deed Records of Coryell County, Texas, same being more particularly described by metes and bounds as follows; to wit:

**BEGINNING** at a ½" dia. capped iron pin "1519", found in the west line of County Road 153, for the southeast corner of said Pruett 57.31 acres tract, the southeast corner of this tract, the southeast corner of a 30' access easement conveyed to Martina Stimmel Dyer, by deed recorded in the (D.R.C.C.T.), Document No. 270736, Tract Two and also being the northeast corner of a so-called 18.347 acres tract of land conveyed to Steve C. Findley etux, by deed recorded in the (D.R.C.C.T.) Document No. 225793.

**THENCE** North 71 deg. 46 min. 22 sec. West along the fenced south line of said Pruett 57.31 acres tract and the south line of said 30' access easement, same being the north line of said Findley Tract, a distance of 390.83 feet (30' easement call N73-00-53 W 390.60') to a 2" dia. pipe fence corner post for the southwest corner of said 30' easement and this tract, same being the southerly southeast corner of a so-called 54.728 acres tract of land conveyed to the Benny J. Fajkus Jr. & Pam Fajkus, by deed recorded in the (D.R.C.C.T.), Document No. 339724.

**THENCE** North 10 deg. 19 min. 44 sec. East along the fenced southerly east line of said Fajkus Tract and the west line of this tract, at 30.28 feet pass the northwest corner of said 30' access easement and in all a distance of 226.16 feet (Fajkus deed call N09-09-07E 226.25') to an 8" dia. cedar fence corner post for an ell corner in said Fajkus Tract and the northwest corner of this tract.

**THENCE** South 87 deg. 18 min. 33 sec. East along the fenced southerly north line of said Fajkus Tract and the north line of this tract, a distance of 450.04 feet (Fajkus deed call S88-31-41E 452.71') to a 2" dia. pipe fence corner post for the northerly southeast corner of said Fajkus Tract, the northeast corner of this tract on the original east line of said Pruett 57.31 acres tract, same being in the fenced west line of a so-called 64.3 acres tract of land conveyed to Otis R. Medart, by deed recorded in Volume 375, Page 377, (D.R.C.C.T.).

**THENCE** South 16 deg. 54 min. 42 sec. West along the fenced or occupied original east line of said Pruett 57.31 acres tract and the west line of said Medart Tract, a distance of 174.00 feet to a 3/8" dia. iron pin found for a corner in said Pruett 57.31 acres tract, a corner in said Medart Tract and also being a corner in said CR. 153.

**THENCE** South 26 deg. 10 min. 17 sec. West along the fenced east line of said Pruett 57.31 acres tract and the west line of said CR. 153, a distance of 132.57 feet to a 2" dia. pipe fence corner post for a corner in said Pruett 57.31 acres tract and said CR. 153.

**THENCE** South 14 deg. 23 min. 12 sec. West along the east line of said Pruett 57.31 acres tract and the west line of said CR. 153, at 9.32 feet pass the northeast corner of said 30' access easement and in all a distance of 39.39 feet to the **PLACE OF BEGINNING and containing 2.731 acres of land.**

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown and that this tract is shown to be in Zone X, according to FEMA Panel 480768-0225-F, dated February 17, 2010.

Surveyed on the ground July 21, 2022.

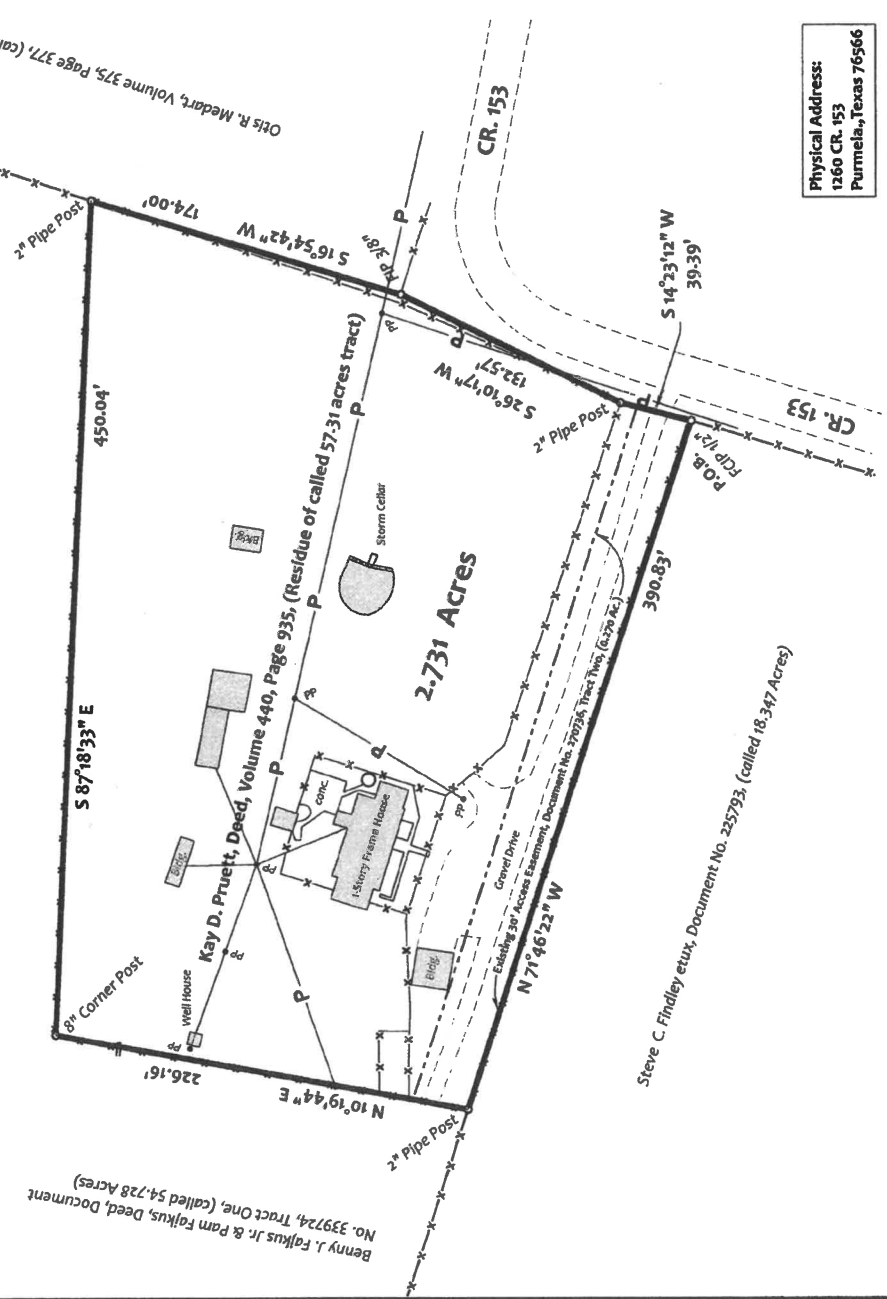
*Mark A. Haines*

Mark A. Haines, Registered Professional Land Surveyor No. 4327



Benny J. Fajkus Jr. & Pam Fajkus, Deed, Document No. 339724, Tract One, (called 54.728 Acres)

Benny J. Fajkus Jr. & Pam Fajkus, Deed, Document No. 339724, Tract One, (called 54.728 Acres)



Physical Address:  
1260 CR. 153  
Purmela, Texas 76566



Plat showing a 2.731 acres tract of land located in Coryell County, Texas out of the Richard W. Wade Survey Abstract No. 1064 and being the residue of a so-called 57.31 acres tract of land conveyed to Kay D. Pruett, by deed recorded in Volume 440, Page 935, in the Deed Records of Coryell County, Texas.

- LEGEND**
- SCIP Set 5/8" dia. capped iron pin RPLS 4327
  - FCIP Found capped iron pin
  - FIP Found iron pin
  - X Fence Line
  - P Overhead Electric Line
  - PP Power Pole
  - WM Water Meter
  - GM Gas Meter
  - P.O.B. Point Of Beginning

All bearings are based on Geodetic (True) North and were derived from GPS observations made during this survey.

1 INCH = 100 FEET

**HAINES SURVEYING CO.**  
P. O. BOX 1031  
GATESVILLE, TEXAS 76528  
817-233-3846



Surveyed on the ground July 21, 2022.

*Mark A. Haines*

Mark A. Haines, Registered Professional Land Surveyor No. 4327