

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

Date: _____ GF No. _____

Name of Affiant(s): Taylor Elizabeth Thacker, Dillion Thacker

Address of Affiant: 905 N Hutchings, Goldthwaite, TX 76844

Description of Property: Lot 2 Block 23 Original Town of Goldthwaite, Goldthwaite, TX Mills County TEXAS County Mills, 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 November, 4, 2010 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): Wood building and metal cover were removed from property.

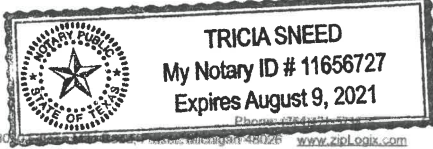
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Taylor Elizabeth Thacker (Signature)

Dillion Thacker (Signature)

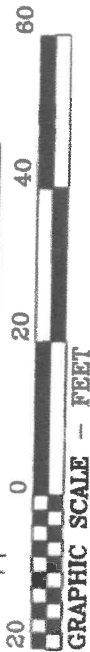
SWORN AND SUBSCRIBED this 17 day of November, 2019. Tricia Sneed, Notary Public



(TXR-1907) 02-01-2010

0.224 ACRE
JACK CREEK
VOLUME 299,

SURVEY MADE FOR:
MICHAEL MEDINA
PO BOX 89
GOLDTHWAITE, TEXAS 76844



GRAPHIC SCALE - FEET

JOB NUMBER 1192-10

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ⊙ SURVEY CORNER
- PRICE LINE
- GNS LINE
- ELECTING LINE
- SURVEY LINE
- - - DEED CALL

THE STATE OF TEXAS:
COUNTY OF MILLS:
CITY OF GOLDTHWAITE:

Being 0.24 of an acre of land, situated in the City of Goldthwaite, Mills County, Texas, and being part of Lot 2, Block 23, of the ORIGINAL TOWN OF GOLDTHWAITE, as shown on the plat recorded in Volume 1 at Page 640, Deed Records of Mills County, Texas, and being all of the Land that is described in a deed from Jack Creek, Jr. to Robert Henley, et ux, recorded in Volume 293 at Page 695, said Deed Records, and further described as follows;
BEGINNING, at a 1/2 inch iron rod set in the West line of Hutchings Street, and being the Northeast corner of said Henley tract, and the Southeast corner of a .185 acre tract of land that is described in a deed to Hubert A. Stark, et ux, recorded in Volume 171 at Page 502, said Deed Records, and being the Northeast corner of Lot 2 and the Southeast corner of Lot 1, for the Northeast corner of this tract;

THENCE, S 19° 59' 23" E 81.00 feet, with the West line of Hutchings Street, and the East line of Lot 2, to a 1/2 inch iron rod set at the Southeast corner of said Henley tract and the Northeast corner of a tract of land that is described in a deed to Denise D. Miller, recorded in Volume 192 at Page 69, said Deed Records, for the Southeast corner of this tract;
THENCE, S 70° 00' 37" W 130.00 feet, to a 1/2 inch iron rod set at the Southwest corner of said Henley tract, and being the Northwest corner of said Miller tract, and being in the West line of Lot 2 and the East line of Lot 4, for the Southwest corner of this tract;
THENCE, N 19° 59' 23" W 81.00 feet, with the West line of Henley tract and the West line of Lot 2 and the East line of Lot 4, to a 1/2 inch iron rod set at the Northwest corner of said Henley tract, and the Southwest corner of said .185 acre tract, and being the Northwest corner of Lot 2, the Northeast corner of Lot 4, the Southeast corner of Lot 3, and the Southwest corner of Lot 1, for the Northwest corner of this tract;
THENCE, N 70° 00' 37" E 130.00 feet, with the North line of said Henley tract and the South line of said .185 acre tract, and being the North line of Lot 2 and the South line of Lot 1, to the point of beginning and containing 0.24 of an acre of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat was prepared from an actual survey, made on the ground, on November 4, 2010, from the Deed Records and Plat Records of Mills County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground.
WITNESS MY HAND AND SEAL THIS THE 4th DAY OF NOVEMBER 2010.



Roy Pfingsten
ROY PFINGSTEN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.

PFINGSTEN SURVEYORS, P.C.

701 W. CENTRAL, PO BOX 39, COMANCHE, TEXAS 76442
325-356-2267 OFFICE, 325-356-2903 FAX
tpsurveyor@verizon.net

