

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): David Carlson, Kimberly Carlson

Address of Affiant: 362 Rattlesnake Point Road, Rockport, TX 78382

Description of Property: 87x137x120x110; E C Glover Survey Abstract No. 1260, Hamilton CAD Property Id. No. 13127  
County Hamilton, 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 January 6, 2021 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.

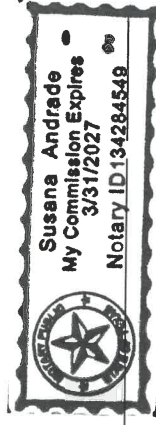
EXCEPT for the following (If None, Insert "None" Below): NONE

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.

David Carlson  
Kimberly Carlson  
Kimberly Carlson

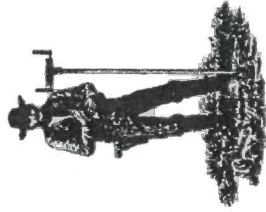
SWORN AND SUBSCRIBED this 24 day of July 2023  
Susana Andrade  
Notary Public



(TXR-1907) 02-01-2010

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

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5  
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# GOODSON SURVEYORS

RETAINING THE HISTORY OF  
JERRY M. GOODSON, SURVEYOR  
411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550  
512-556-6885 FAX 512-556-6261 [jerry@texds.com](mailto:jerry@texds.com)  
TBPLS FIRM REGISTRATION NO. 10068100

FIELD NOTES FOR A 0.24-ACRE TRACT OF LAND, BEING PART OF THE E. C. GLOVER SURVEY, ABSTRACT NO. 1260, IN HAMILTON COUNTY, TEXAS.

MADE FOR: HAYES

BEING **0.24-Acres**, more or less, being part of the E. C. GLOVER SURVEY, ABSTRACT NO. 1260, in Hamilton County, Texas, and embracing that certain tract, described as TRACT TWO, in a deed to PAMELA S. HAYES, recorded in Volume 543, Page 900, of the Deed Records of Hamilton County, Texas. Said 0.24 acre tract is more particularly described by these metes and bounds as follows:

**BEGINNING** at a **TxDot concrete monument found**, in the west line of U. S. Highway No. 281, being the southeast corner of said HAYES tract, same being the northeast corner of that certain tract, described in a deed to PAMELA NATALIA SANCHEZ and LUIS PEDRO REALLANO, recorded in Volume 410, Page 148, Deed Records of Hamilton County, Texas, for the southeast corner of this tract.

**THENCE N 80° 24' 48" W, 106.94 feet**, with the south line of said HAYES tract, same being the north line of said SANCHEZ tract, to a **bridge spike found**, being the southwest corner of said HAYES tract, same being the northwest corner of said SANCHEZ tract, for the southwest corner of this tract.


**THENCE** with the west line of said HAYES tract, for the following **TWO (2)**, courses and distances:

- 1). **N 03° 57' 52" W, 23.40 feet**, to a **chain link fence post**; and
- 2). **N 19° 53' 52" W, 64.56 feet**, to a **chain link fence post**, being the northwest corner of said HAYES tract, for the northwest corner of this tract.

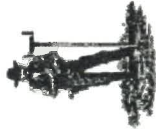
**THENCE N 82° 48' 42" E, 104.50 feet**, with the north line of said HAYES tract, to a **1/2" rebar with "GOODSONS 4330" cap set**, in the west line of said U. S. Highway No. 281, being the northeast corner of said HAYES tract, for the northeast corner of this tract.

**THENCE S 13° 46' 51" E, 118.86 feet**, with the east line of said HAYES tract, same being the west line of said U. S. Highway No. 281, to the **POINT OF BEGINNING** and containing **0.24-ACRES**.

Surveyed on the ground January 6, 2021. Basis of Bearings, is based upon the Texas Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet G.P.S. observations. Also reference accompanying Sketch of the Tract described hereon, which is made a part of this.

  
Mike W. Kriegel  
Registered Professional  
Land Surveyor No. 4330



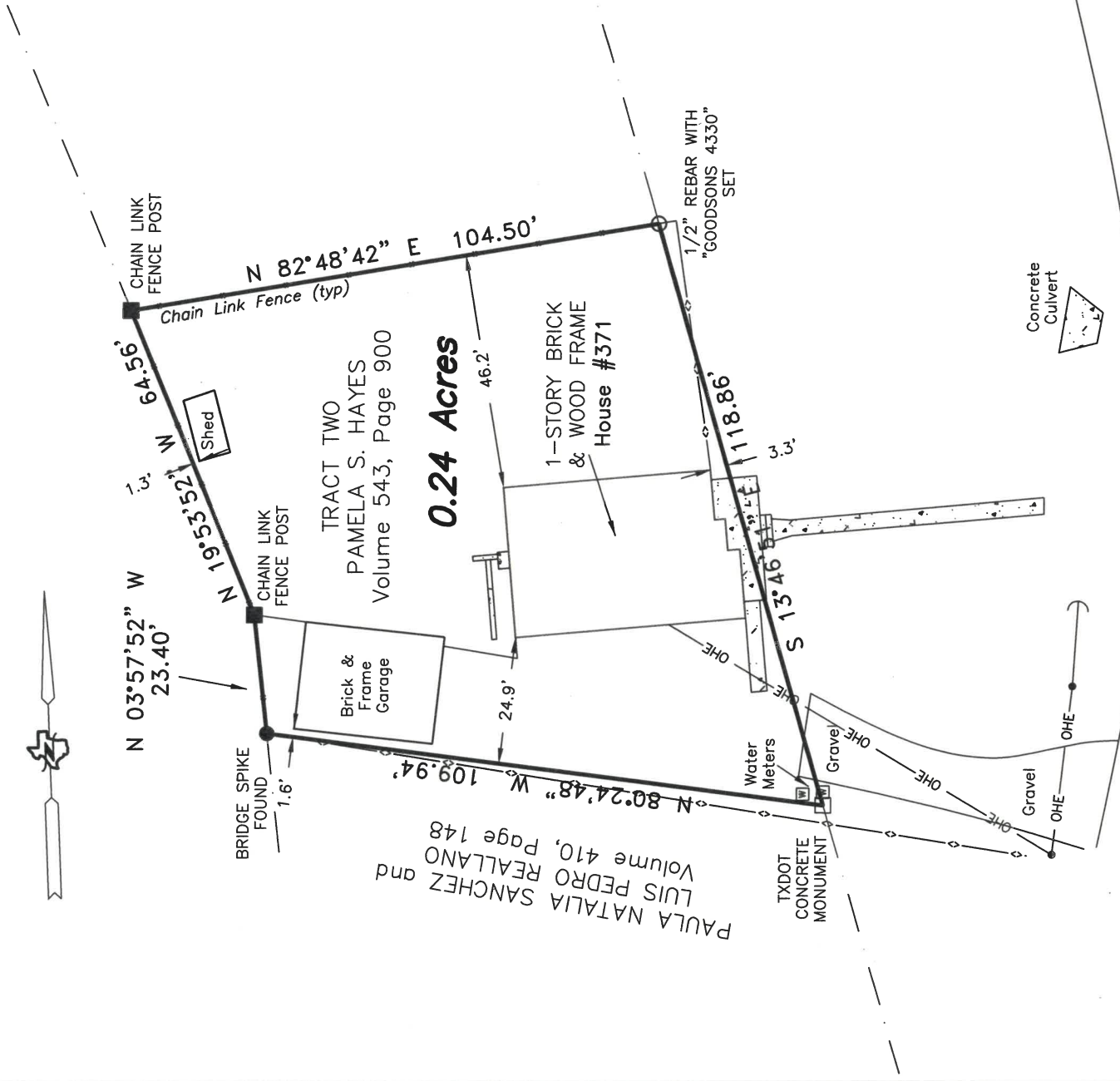


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411 S. WESTERN AVE. (P.O. BOX 349) LAMPASAS, TX 76550  
512-556-6885 FAX 512-556-6261 [JMT@GSDS.COM](mailto:JMT@GSDS.COM)  
TBPLS FIRM REGISTRATION NO. 10068100  
A SUBSIDIARY OF MITCHELL AND ASSOCIATES, INC., KILLEEN, TEXAS



## SURVEYOR'S SKETCH SHOWING 0.24 ACRE, BEING PART OF THE E. C. GLOVER SURVEY, ABSTRACT NO. 1260, IN HAMILTON COUNTY, TEXAS.



## U. S. Highway No. 281

Asphalt Roadway

1) SURVEY WAS PERFORMED FOR KIMBERLY AND DAVID CARLSON & PAMELA HAYES, WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY YATES TITLE COMPANY, GF NO. 2020304, EFFECTIVE DATE: JANUARY 5, 2021. EASEMENT TO EVANT WATER SUPPLY CORPORATION, IN VOL. 206, PG. 681, IS 15 FEET WIDE CENTER ON THE PIPELINE AS INSTALLED.

2) APPARENT AND VISIBLE UTILITIES WERE SHOWN ON THE MAP

3) NO FURTHER SEARCH WAS MADE FOR EASEMENTS

4) ALL BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD 83 (CORS 96), TEXAS CENTRAL ZONE AS PER LEICA TEXAS SMARTNET GPS OBSERVATIONS.

5) THIS SKETCH IS TO ACCOMPANY A SURVEYOR'S FIELD NOTE DESCRIPTION

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY MIKE W. KRIEGL RPLS, SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE OF DELINEATING LAND BOUNDARIES. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME

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Mike W. Kriegl

Registered Professional Land Surveyor No. 4330

Field Crew= EB, IT & HG  
Drawn By= DMF

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Surveyed January 6, 2021

