

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

Date: 12-29-16

GF No. _____

Name of Affiant(s): Anthony Jerome Dubose

Address of Affiant: Karen M. Dubose

Description of Property: 13.591 acres, Charles Tom, A3550.

County Milam, 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 May 17, 2005 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.

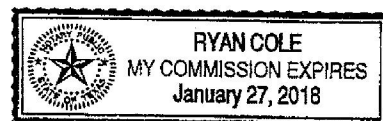
EXCEPT for the following (If None, Insert "None" Below): fence is now on the south part of the property line since the survey was done.

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.

Anthony Jerome Dubose
Anthony Jerome Dubose

Karen M. Dubose
Karen M. Dubose



SWORN AND SUBSCRIBED this 29th day of DECEMBER, 2016

Notary Public

(TAR-1907) 02-01-2010

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MILAM COUNTY, TEXAS

JOHN BRIGHT SURVEY,
ABS. NO. 9-2

V. V. Morrison
24.00 Acres
406/291

Gilbert Melde, et ux
60.45 Acres
358/187

"87.095
Acres"
966/074

J. B. Hamilton
198.726 Acres
911/232

COUNTY ROAD
NO. 456

Robert
Furlough
100 Acres
429/693

(END
CR 456)

S70°07'30"E
540.00'

TRACT 6
13.202 ACRES
(SURVEYED BY
ME THIS DATE)

THE FOLLOWING EASEMENTS APPLY TO THIS TRACT AS NOTED:

E1
TEXAS PIPELINE COMPANY
PIPELINE EASEMENT (NO WIDTH)
"RIGHT OF INGRESS
AND EGRESS"
257/332 & 257/334

E2
TEXAS POWER & LIGHT CO.
PIPELINE EASEMENT (NO WIDTH)
"RIGHT OF INGRESS
AND EGRESS"
514/619

E3
60 FEET WIDE
ACCESS EASEMENT
470/381 & 934/715

E4
60 FEET WIDE
ACCESS & UTILITY
EASEMENT (RESERVE)
659/878

E5
SOUTHWEST MILAM WSC
15 FEET WIDE
WATERLINE EASEMENT
"RIGHT OF INGRESS
AND EGRESS"
972/345

THE FOLLOWING EASEMENTS DO "NOT" APPLY TO THIS TRACT:

TO VDL/PG
1) LOWER COLORADO RIVER AUTHORITY - 229/276
2) TEXAS PIPE LINE COMPANY - 257/330
3) TEXAS POWER & LIGHT COMPANY - 378/353

TRACT 7
13.591 ACRES

TRACT 8
11.206 ACRES
(SURVEYED BY
ME THIS DATE)

Francoise Meaney, et al
to
DKSG Investments, LLC
270.132 Acres
2/23/05
966/574

N72°21'59"W - 599.17'

TRACT 10
21.956 ACRES
(SURVEYED BY
ME THIS DATE)

TRACT 11
13.598 ACRES
(SURVEYED BY
ME THIS DATE)

CHARLES TOM SURVEY
ABS. NO. 355

BEARINGS AND DISTANCES

L1) S70°07'30"E - 119.60'
L2) S69°16'51"E - 182.47'
L3) S56°58'40"E - 247.69'

NOTE: Flood Hazard data
not available for
rural Milam County.

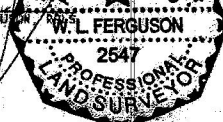
LEGEND:

- Iron pin found
- Iron pin set
- P- Overhead powerline
- U- Underground pipeline

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser that this survey was made on the ground; this plat hereon and the field notes attached hereto truly and correctly represents the facts found at the time of this survey; the size, location and type of buildings and improvements are as shown; there are no apparent discrepancies, conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown; said property has access to and from a dedicated roadway; this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition IV, Survey.


Given under my hand and seal this 12th day of May 2005.

W. L. FERGUSON



REGISTERED PROFESSIONAL ENGINEERS

REGISTERED PUBLIC SURVEYOR

 ENGINEERING, INC. 231 EAST CAMERON • P.O. BOX 1489 • ROCKDALE TX 76565		GF#: M050744	
		TRACT 7 - 13.591 ACRES OUT OF A 270.132 ACRE TRACT CHARLES TOM SURVEY, A-355 MILAM COUNTY, TEXAS	
DRAWN BY	LEM	APPROVED BY	W.L.F.
PROJECT NO.	S05-13	DATE	5/17/05
SCALE	1"=200'	SHEET	1 OF 1