

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

Date: Aug. 19, 2016

GF No. _____

Name of Affiant(s): Kendall L. Martin, Gloria Martin

Address of Affiant: PO Box 1447, Canton, TX 75103

Description of Property: Acres: 46.790, ABST: 893, SUR: E WILLINGHAM

County Van Zandt, 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 8/5/1993, 7/6/1999, 9/10/1997 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): _____

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.

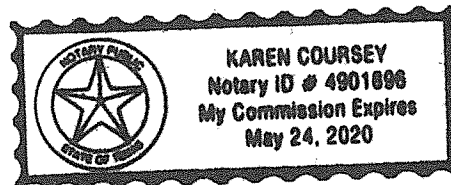
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Kendall L. Martin
Kendall L. Martin

Gloria Martin
Gloria Martin

SWORN AND SUBSCRIBED this 19th day of August, 2016

Karen Coursey
Notary Public



(TAR- 1907) 02-01-2010

RE/MAX Landmark, 430 S. Trade Days Blvd Canton, TX 75103
Phone: 903-245-2056

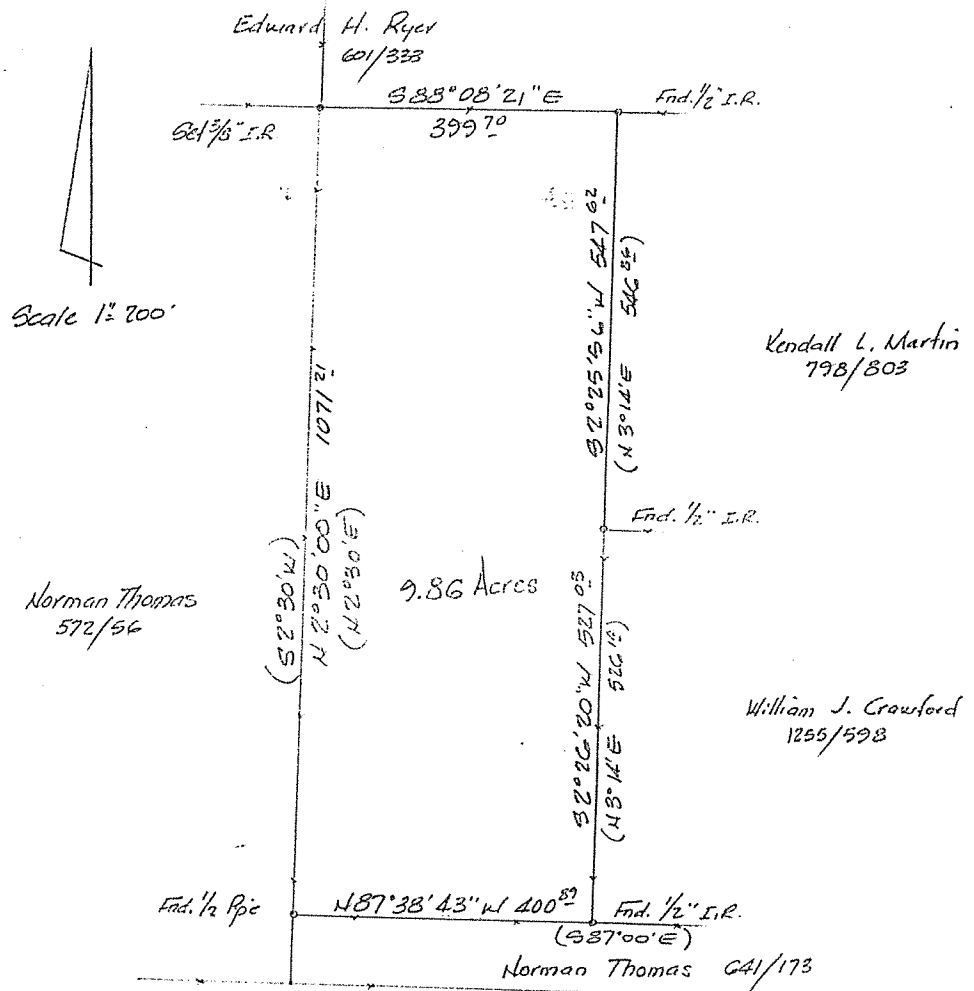
Fax: 903-642-0065

Bob Reese

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Page 1 of 1

VZCR 2403 2501



E. WILLINGHAM SURVEY

A-893

Plat showing survey of part of a called 122.094 acre tract as found in Klarvonty Deed dated December 16, 1964 from Ricks Strong to Edward H. Ryer et ux Betty Ann Ryer and recorded in Volume 601 Page 333 Real Records Van Zandt County TEXAS.

Tony Courtney

Tony Courtney

Registered Professional Land Surveyor #1911

August 5, 1993

Note: Some record data shown hereon was acquired at Van Zandt County Abstract Co.

Note: Bearings shown hereon are based on the boundary calls of the called 122.094 acre tract as found in Volume 601 Page 333 R.R. V. Z. Co., TEXAS.

FIELD NOTES

All that certain lot, tract, or parcel of land situated in the E. WILLINGHAM SURVEY A-893, Van Zandt County, Texas, same being part of a called 122.094 acre tract as found in Warranty Deed dated December 16, 1964 from Ricks Strong to Edward H. Ryer et ux, Betty Ann Ryer, as found recorded in Vol. 601, Page 333 of the Real Records of Van Zandt County, Texas, and this portion thereof being more fully described as follows:

BEGINNING at a 1/2" Pipe found in the most Southerly West line of said 122.094 acre tract for the Southwest corner of this, same being by record call North 02 deg. 30 min. East 90.0 feet from the most Southerly Southwest corner of said 122.094 acre tract, said 1/2" Pipe being the Northwest corner of a called 3.382 acre tract now or formerly owned by Norman Thomas (Vol. 641, Page 173);

THENCE: North 02 deg. 30 min. 00 sec. East 1071.21 feet with a West line of said 122.094 acre tract to a 3/8" Iron Rod set at the occupied inner-ell corner of same, and being the Northwest corner of this;

THENCE: South 88 deg. 08 min. 21 sec. East 399.70 feet to a 1/2" Iron Rod found for the Northwest corner of a called 15.64 acre tract now owned by Kendall L. Martin (Vol. 798, Page 803);

THENCE: South 02 deg. 25 min. 56 sec. West 547.62 feet to a 1/2" Iron Rod found for the Southwest corner of said Martin tract, and being the Northwest corner of a called 14.0 acre tract now or formerly owned by William J. Crawford (Vol. 1255, Page 598);

THENCE: South 02 deg. 26 min. 20 sec. West 527.03 feet to a 1/2" Iron Rod found for the Southwest corner of said Crawford tract;

THENCE: North 87 deg. 38 min. 43 sec. West 400.89 feet to the place of beginning containing 9.86 acres of land.

I, TONY COURTNEY, do hereby certify that the above field notes are true and correct, and were prepared from an actual on the ground survey and deed description.


TONY COURTNEY

Registered Professional Land Surveyor #1911
August 5, 1993

FN-0151-01.93

Note: Plat of Beg. 988°59'24"E 244⁸⁴ feet &
92°40'27"W 25⁶⁵ feet from the N.W.
Corner of called B.32 acre tract.

TALL OAKS ESTATES
(Unrecorded)

Scale 1" = 60'

Survey Plat for Kendall & Gloria Martin

Plat showing improvement survey of part
of a called B.32 acre tract as found in
Partial Release of Lien dated November
18, 1997 from Edward H. Ryer et ux
Betty Ann Ryer to Kendall L. Martin
et ux Gloria Martin and recorded in
Volume 1446 Page 622 Real Records
Van Zandt County, Texas.

I, Tony Courtney, R.P.L.S. No. 1911, declare that the
plat shown hereon represents the results of an on
the ground survey made under my direction and
supervision, and this survey complies with the Texas
Board of Professional Land Surveyors Standards effective
September, 1992.

Tony Courtney

TONY COURTNEY

Registered Professional Land Surveyor #1911

July 6, 1999

Note: Bearings shown hereon were based on the
boundary calls of Volume 1446 Page 622
of the Real Records. Bearing in < > denotes
the line used for bearing control.

Note: Reference is made to the Field Notes of survey
made under my seal of even date.

Note: "According to the Flood Map (F.I.R.M., F.H.B.M.)
Community Panel Number 481040 0006A,
Effective Date January 10, 1978
this property is situated in Zone(s) C

Note: There were no encroachments or protrusions
found except as shown or noted.

Note: Some record data shown hereon was acquired
or furnished by Van Zandt County
Abstract Company.

Note: USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR BY OTHER PARTIES SHALL BE AT THEIR
OWN RISK AND THE UNDERSIGNED SURVEYOR
IS NOT RESPONSIBLE FOR ANY LOSS RESULTING
THEREFROM.

E. KILLINGHAM SURVEY
A-893



FIELD NOTES

All that certain lot, tract, or parcel of land situated in the E. WILLINGHAM SURVEY A-893, Van Zandt County, Texas, same being part of a called 8.32 acre tract as found in Partial Release Of Lien dated November 18, 1997 from Edward H. Ryer et ux, Betty Ann Ryer to Kendall L. Martin et ux, Gloria Martin as found recorded in Vol. 1446, page 622 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a 1/2" Iron Rod set on the South right-of-way line of County Road 2403 for the Northwest corner of this, same being South 88 deg. 59 min. 04 sec. East 244.84 feet, and South 02 deg. 40 min. 27 sec. West 25.65 feet from the Northwest corner of said 8.32 acre tract;

THENCE: South 88 deg. 24 min. 07 sec. East 30.01 feet with the South right-of-way line of said road to a 1/2" Iron Rod set for the most Northerly Northeast corner of this;

THENCE: South 01 deg. 43 min. 00 sec. East 326.18 feet to a 1/2" Iron Rod set for an inner-ell corner of this;

THENCE: South 87 deg. 19 min. 33 sec. East 135.91 feet to a 1/2" Iron Rod set for the most Easterly Northeast corner of this;

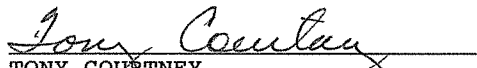
THENCE: South 02 deg. 40 min. 27 sec. West 202.94 feet to a 1/2" Iron Rod set for the Southeast corner of this;

THENCE: North 80 deg. 10 min. 50 sec. West 192.38 feet to a point for the Southwest corner of this, from which a Steel Fence Corner Post was found and used for a reference bears South 80 deg. 10 min. 50 sec. East 9.67 feet;

THENCE: North 02 deg. 40 min. 27 sec. East 503.67 feet to the place of beginning containing 1.15 acres of land.

REFERENCE IS MADE TO THE PLAT OF SURVEY, MADE UNDER MY SEAL OF EVEN DATE, SHOWING ADJOINER REFERENCES.

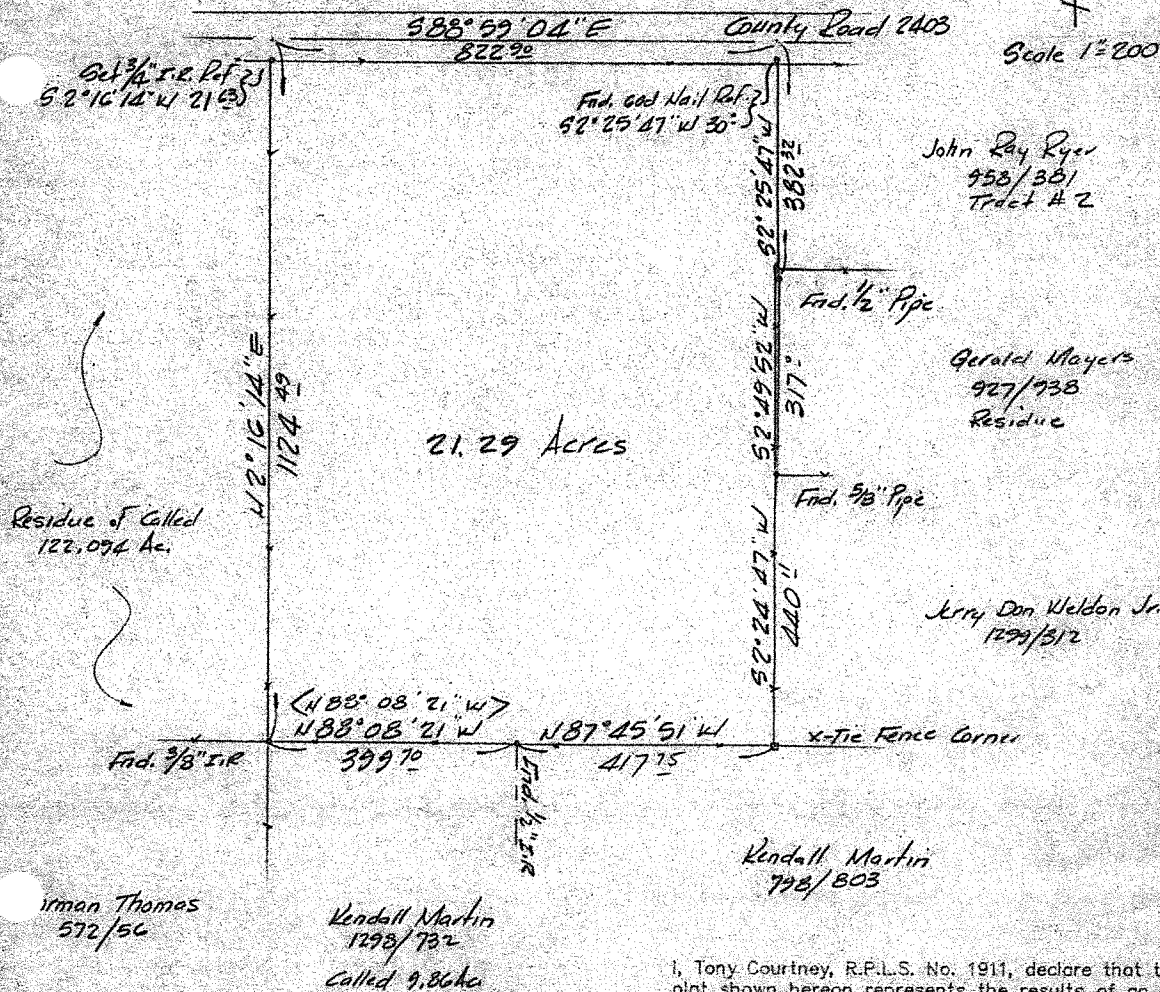
I, TONY COURTNEY, do hereby certify that the above field notes are true and correct, and were prepared from an actual on the ground survey and deed description.


TONY COURTNEY
Registered Professional Land Surveyor #1911
July 06, 1999

FN-161-01.99

A-893

Scale 1"=200'



SURVEY PLAT for Kendall Martin

Plat showing survey of part of a
called 122.092 acre tract as found
in Warranty Deed dated December
16, 1964 from Ricks Strong to
Edward H. Ryer et ux Betty Ann
Ryer and recorded in Volume
601 Page 333 Real Records Van
Zandt County, TEXAS.

I, Tony Courtney, R.P.L.S. No. 1911, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision, and this survey complies with the Texas Board of Professional Land Surveyors Standards effective September, 1992.

Tony Courtney
TONY COURTNEY
Registered Professional Land Surveyor #1911
September 10, 1997

- Note: Bearings shown hereon were based on the boundary calls of Volume 129B Page 732 of the Real Records. Bearing in < > denotes the line used for bearing control.
- Note: Reference is made to the Field Notes of survey made under my seal of even date.
- Note: "According to the Flood Map (F.I.R.M., F.H.B.M.) Community Panel Number 4510000006A, Effective Date January 10, 1978 this property is situated in Zone(s) C
- Note: There were no encroachments or protrusions found except as shown or noted.
- Note: Some record data shown hereon was acquired or furnished by Van Landt County Abstract Company.
- Note: USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

FIELD NOTES

All that certain lot, tract, or parcel of land situated in the E. WILLINGHAM SURVEY A-893, Van Zandt County, Texas, same being part of a called 122.094 acre tract as found in Warranty Deed dated December 16, 1964 from Ricks Strong to Edward H. Ryer et ux Betty Ann Ryer as found recorded in Vol. 601, Page 333 of the Real Records of Van Zandt County, Texas, and being more fully described as follows:

BEGINNING at a 3/8" Iron Rod found at the occupied inner-ell corner of said 122.094 acre tract, same being the Northwest corner of a called 9.86 acre tract now or formerly owned by Kendall L. Martin (Vol. 1298, page 732, Real Records), and being the Southwest corner of this;

THENCE: North 02 deg. 16 min. 14 sec. East 1124.49 feet to a point within the R.O.W. of County Road 2403 for the Northwest corner of this, from which a 3/4" Iron Rod was set for reference bears South 02 deg. 16 min. 14 sec. West 21.63 feet;

THENCE: South 88 deg. 59 min. 04 sec. East 822.90 feet with said road and the North line of said 122.094 acre tract to a point for the Northeast corner of this, same being the Northwest corner of a called 3.550 acre tract now or formerly owned by John Ray Ryer (Vol. 958, page 381, Real Records) from which a 60d nail was found and used for a reference bears South 2 deg. 25 min. 47 sec. West 30.00 feet;

THENCE: South 02 deg. 25 min. 47 sec. West 382.32 feet to a 1/2" pipe found for the Southwest corner of said 3.550 acre tract, and being the Northwest corner of the residue of a called 14.361 acre tract now or formerly owned by Gerald C. Mayers et ux (Vol. 927, page 938 Real Records), and being an angle point in the East line of this;

THENCE: South 02 deg. 49 min. 52 sec. West 317.00 feet to a 5/8" pipe found for the Northwest corner of a called 8.361 acre tract now or formerly owned by Jerry Don Weldon, Jr. et ux (Vol. 1299, page 312 Real Records), and for an angle in the East line of this;

THENCE: South 02 deg. 24 min. 47 sec. West 440.11 feet to a X-tie fence corner post found for the Southwest corner of said Weldon tract, and being in the North line of a called 15.64 acre tract now or formerly owned by Kendall Martin (Vol. 798, page 803 Real Records), and being the Southeast corner of this;

THENCE: North 87 deg. 45 min. 51 sec. West 417.75 feet with the North line of said 15.64 acre tract to a 1/2" Iron Rod found for the Northwest corner of same, and being the Northeast corner of said Martin 9.86 acre tract;

THENCE: North 88 deg. 08 min. 21 sec. West 399.70 feet with the North line of said 9.86 acre tract to the place of beginning containing 21.29 acres of land.

REFERENCE IS MADE TO THE PLAT OF SURVEY, MADE UNDER MY SEAL OF EVEN DATE, SHOWING ADJOINER REFERENCES.

I, TONY COURTNEY, do hereby certify that the above field notes are true and correct, and were prepared from an actual on the ground survey and deed description.



TONY COURTNEY

Registered Professional Land Surveyor #1911
September 10, 1997

FN-182-01.97