

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: 6/21/17 GF No. \_\_\_\_\_

Name of Affiant(s): John Dalton

Address of Affiant: 269 JACKSON CIR, Kerens, TX 75144

Description of Property: LOT 41, SWEETWATER RANCH II NAVARRO  
County \_\_\_\_\_, Texas OTX TX

"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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

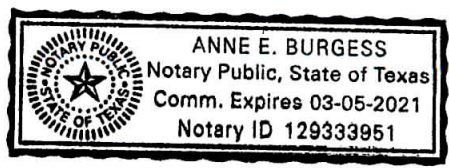
4. To the best of our actual knowledge and belief, since 2/20/04 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyance, 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 the Title Company or the title insurance 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.

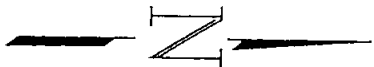
\_\_\_\_\_  
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SWORN AND SUBSCRIBED this 29 day of June, 2017

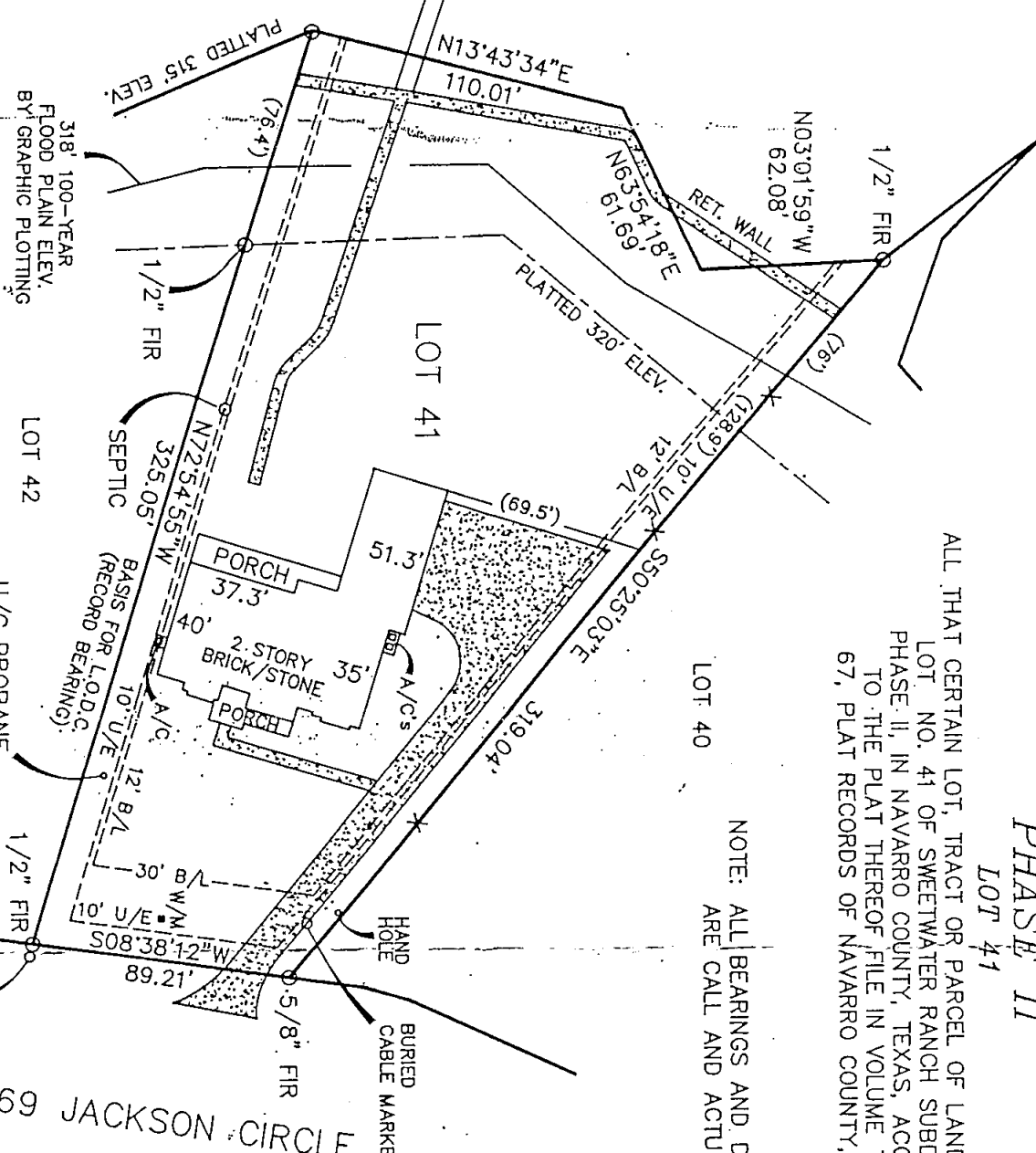
Notary Public Anne Burgess

(TAR- 1907) 5-01-08



RICHLAND-  
CHAMBERS  
RESERVOIR

BOAT  
HOUSE



# SWEETWATER RANCH

## PHASE II

LOT 41

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING  
LOT NO. 41 OF SWEETWATER RANCH SUBDIVISION,  
PHASE II, IN NAVARRO COUNTY, TEXAS, ACCORDING  
TO THE PLAT THEREOF, FILE IN VOLUME 7, PAGE  
67, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

NOTE: ALL BEARINGS AND DISTANCES  
ARE CALL AND ACTUAL.

SCALE: 1" = 60'  
COUNTY: NAVARRO  
ACREAGE: 1.06 AC

SURVEY: ELIJAH POWERS A-677  
DESCRIPTION: VOL. 7, PG. 67 PLAT  
SURVEYED FOR: JANET LOVE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. To the best of my knowledge and belief, there are no apparent intrusions or protrusions other than shown on plat. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This the 10 Day of DECEMBER, 2002.

**HEARN SURVEYING ASSOCIATES**

FLAME OFFICE CENTER  
ATHENS, TX 75751  
(903) 675-2858

1-800-432-7670

UPDATE IMPROVEMENTS 02/20/04

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373

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.