

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

Date: 6-30-17

GF No. _____

Name of Affiant(s): Jerry Bernaud, Sharon Bernaud

Address of Affiant: 5450 FM 2909, Canton, TX 75103-5536

Description of Property: Acres: 67.292, ABST: 125, SUR: L CHIRINO

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 _____, 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 Jan. 5, 2009 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.

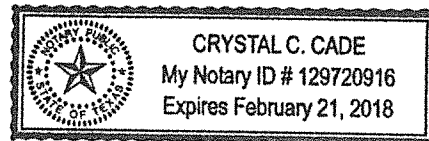
EXCEPT for the following (If None, Insert "None" Below): Added HORSESHED in POND PASTURE, Added METAL STORAGE SHED BY WORKING PENS.

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.

Jerry Bernaud
Jerry Bernaud

Sharon Bernaud
Sharon Bernaud



SWORN AND SUBSCRIBED this 30 day of June, 2017

Crystal C. Cade
Notary Public

(TAR-1907) 02-01-2010

Page 1 of 1

RICHARD BEESON 90.24 ACRES TR. 2, VOL. 2226, PG. 260, V.Z.C.R.R.

SHOWING A PARTITION OF THE CALLED 52.433 ACRE FIRST TRACT, THE 114.42 ACRE THIRD TRACT, AND ALL OF THE CALLED 3.50 ACRE SECOND TRACT CONVEYED TO LARRY DON RICHARDSON AND WIFE, SHARON S. RICHARDSON, BY WILLIAM P. HARPER AND WIFE, BARBARA S. HARPER, BY WARRANTY DEED WITH VENDOR'S LEN DATED MAY 2, 2006, AND RECORDED IN VOLUME 2134, PAGE 530, OF THE VAN ZANDT COUNTY REAL RECORDS.

L. CHIRINO SURVEY, A-125
VAN ZANDT COUNTY, TEXAS

PLAT OF SURVEY

SHOWING A PARTITION OF THE CALLED 52.433 ACRE FIRST TRACT, THE 11.142 ACRE THIRD TRACT, AND ALL OF THE CALLED 3.50 ACRE SECOND TRACT CONVEYED TO LARRY DON RICHARDSON AND WIFE, SHARON S. RICHARDSON, BY WILLIAM P. HARPER AND WIFE, BARBARA S. HARPER, BY WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 2, 2006, AND RECORDED IN VOLUME 2134, PAGE 530, OF THE VAN ZANDT COUNTY REAL RECORDS.

L. CHIRINO SURVEY, A-125
VAN ZANDT COUNTY, TEXAS

SURVEYED IN DECEMBER, 2

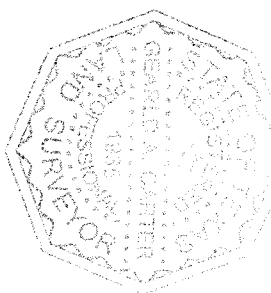
GEORGE A. CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 19355
GEORGE A. CARTER AND ASSOCIATES LAND SURVEYORS
890 WEST CORNICIANA STREET, SUITE 4,
ATHENS, TEXAS 75751
001 576 5742

SURVEY FOR: LARRY DON RICHARDSON

ACTUAL BEARING AND DISTANCE		ACTUAL BEARING AND DISTANCE	
NUMBER	DIRECTION	DISTANCE	DIRECTION
L1	S 48°22'04" E	29.6, 47	31.14°
L2	N 81°42'17" W	29.4, 59	1.44
L3	N 61°0'54" W	38.3, 26	1.5A
L4	N 49°22'11" W	31.14°	1.2A
L5	N 43°37'50" W	137.66°	
L6	N 38°49'48" E	258.02	
L7	N 66°12'07" E	308.07	

IRACEY J. JONES 10.2209 ACRES CF#2008--007469, V.Z.C.R.R.

F. M. HWY. NO. 2909



FIELD NOTES

LARRY DON RICHARDSON
19.550 ACRES

L. CHIRINO SURVEY
ABSTRACT NO. 125

VAN ZANDT COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the L. Chirino Survey, A-125, and being a part of the called 52.433 acre first tract, all of the called 3.50 acre second tract, and a part of the called 11.142 acre third tract, conveyed to Larry Don Richardson and wife, Sharion S. Richardson, by William P. Harper and wife, Barbara S. Harper, by Warranty Deed with Vendor's Lien dated May 2, 2006, and recorded in Volume 2134, Page 530, of the Van Zandt County Real Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner at the North corner of the called 52.433 acre first tract, at the East corner of the residue of the Jerry D. Hudson 191.50 acre tract recorded in Volume 935, Page 386, of the Van Zandt County Deed Records, and in the Southwest right of way line of F. M. Hwy. No. 2909;

THENCE SOUTH 48 degrees 22 minutes 04 seconds East along the Southwest right of way line of F. M. HWY. No. 2909, 293.47 feet to corner in a asphalt driveway at the PC of a curve to the right;

THENCE along the Southwest right of way line of F. M. HWY. No. 2909, and the said curve to the right having a delta angle of 10 degrees 17 minutes 02 seconds, a radius of 1859.86 feet, a long chord of South 44 degrees 22 minutes 42 seconds East 333.37 feet, a tangent of 167.36 feet, an arc length of 333.82 feet to a 3" iron pipe fence corner found for corner at the easterly East corner of the called 52.433 acre first tract and at the North corner of the Tracey J. Jones, 10.2209 acre tract recorded under Van Zandt County Clerks File Number 2008-007469, of the Van Zandt County Real Records;

THENCE SOUTH 46 degrees 23 minutes 04 seconds West 1048.64 feet to a 3" iron pipe fence corner found for corner at an angel corner of the called 52.433 acre first tract, and at the West corner of the said 10.2209 acre tract;

THENCE in a Northwesterly direction and along an old occupied fence line, North 81 degrees 42 minutes 17 seconds West 294.59 feet to a 3/4" galvanized iron pipe set for corner, North 61 degrees 10 minutes 34 seconds West 383.26 feet to a 3/4" galvanized iron pipe set for corner and North 49 degrees 22 minutes 11 seconds West 31.14 feet to the southerly West corner of this tract, in the Northwest line of the called 11.142 acre third tract, and in the southerly Southeast line of the residue of the said Jerry D. Hudson 191.50 acre tract, from WHENCE a 5/8" iron rod set in fence bears South 49 degrees 22 minutes 11 seconds East 2.87 feet;

THENCE NORTH 46 degrees 31 minutes 29 seconds East 585.72 feet to a 3" iron pipe fence corner found for corner at the North corner of the called 11.142 acre third tract and at an angle corner of the residue of the said 191.50 acre tract;

THENCE NORTH 43 degrees 37 minutes 50 seconds West 137.66 feet to a 3" iron pipe fence corner found for corner at the northerly West corner of the called 52.433 acre first tract, and at an angle corner of the residue of the said 191.50 acre tract;

THENCE NORTH 38 degrees 49 minutes 48 seconds East 258.02 feet to corner in a pond at an angle corner of the called 52.433 acre first tract and at an angle corner of the residue of the said 191.50 acre tract, from WHENCE a 3" iron pipe fence post found bears South 38 degrees 49 minutes 48 seconds

West 72.23 feet and a 3" iron pipe fence post found bears North 66 degrees 12 minutes 07 seconds East 77.18 feet;

THENCE NORTH 66 degrees 12 minutes 07 seconds East along the said pipe fence 509.07 feet to the place of beginning and containing 19.550 acres of land.

SURVEYOR'S CERTIFICATE

I, Gearld A. Carter, Registered Professional Land Surveyor No. 1935, do hereby certify that I directed the survey of the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground, and this survey is made in accordance with the STANDARDS FOR LAND SURVEYS of the TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, as revised in November, 2008, and will meet the accuracy requirements as set out in RULE 663.15C, as defined therein.

WITNESS my hand and seal at Athens, Texas, this 5th Day of January, A. D. 2009.


GEARLD A. CARTER
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 1935



FIELD NOTES

LARRY DON RICHARDSON
47.742 ACRES

L. CHIRINO SURVEY
ABSTRACT NO. 125

VAN ZANDT COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the L. Chirino Survey, A-125, and being a part of the called 52.433 acre first tract and a part of the called 11.142 acre third tract, conveyed to Larry Don Richardson and wife, Sharion S. Richardson, by William P. Harper and wife, Barbara S. Harper, by Warranty Deed with Vendor's Lien dated May 2, 2006, and recorded in Volume 2134, Page 530, of the Van Zandt County Real Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3" iron pipe fence corner post found for corner at the West corner of the called 11.142 acre third tract, at the South corner of the residue of the Jerry D. Hudson 191.50 acre tract recorded in Volume 935, Page 386, of the Van Zandt County Deed Records, and in the northerly Northeast line of the Richard Beeson 90.24 acre tract two, recorded in Volume 2226, Page 260, of the Van Zandt County Real Records, in the Southwest line of the L. Chirino Survey, A-125, and in the Northeast line of the M. Jones Survey, A-428;

THENCE NORTH 46 degrees 31 minutes 29 seconds East 1746.09 feet to the North corner of this tract, in the Northwest line of the called 11.142 acre third tract, and in the Southeast line of the residue of the said Jerry D. Hudson 191.50 acre tract, from WHENCE a 5/8" iron rod set in fence bears South 49 degrees 22 minutes 11 seconds East 2.87 feet;

THENCE in a Southeasterly direction and along an old occupied fence line, South 49 degrees 22 minutes 11 seconds East 31.14 feet to a 3/4" galvanized iron pipe set for corner, South 61 degrees 10 minutes 34 seconds East 383.26 feet to a 3/4" galvanized iron pipe set for corner, and South 81 degrees 42 minutes 17 seconds East 294.59 feet to a 3" iron pipe fence corner found for corner at an angle corner of the called 52.433 acre first tract, and at the West corner of the Tracey J. Jones 10.2209 acre tract recorded under Van Zandt County Clerks File Number 2008-007469, of the Van Zandt County Real Records;

THENCE SOUTH 38 degrees 19 minutes 12 seconds East 437.37 feet to a 1/2" iron rod found for corner at the southerly East corner of the called 52.433 acre first tract, at the South corner of the said 10.2209 acre tract, in the easterly Northwest line of the Richard Beeson 6.07 acre tract one, recorded in Volume 2226, Page 260, of the Van Zandt County Real Records, and in the Northwest right of way line of Private Road No. 8905;

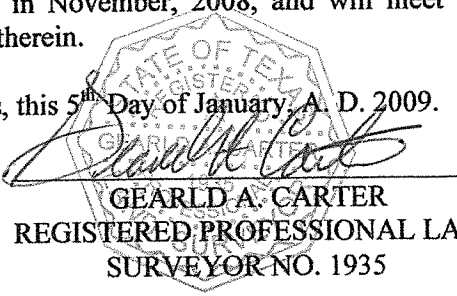
THENCE SOUTH 45 degrees 15 minutes 18 seconds West along the westerly Southeast line of the called 52.433 acre tract one, the easterly Northwest line of the said Richard Beeson 6.07 acre tract one, and the Northwest right of way line of Private Road No. 8905, 1981.04 feet to a 3" iron pipe fence corner found for corner at the South corner of the called 52.433 acre first tract, at an ELL corner of the said Richard Beeson 6.07 acre tract one, in the Southwest line of the L. Chirino Survey, A-125, and in the Northeast line of the M. Jones Survey, A-428;

THENCE NORTH 44 degrees 56 minutes 16 seconds West along the Southwest line of the called 52.433 acre first tract, the Southwest line of the called 11.142 acre third tract, the Southwest line of the L. Chirino Survey, A-125, and the Northeast line of the M. Jones Survey, A-428, 1107.36 feet to the place of beginning and containing 47.742 acres of land.

SURVEYOR'S CERTIFICATE

I, Gearld A. Carter, Registered Professional Land Surveyor No. 1935, do hereby certify that I directed the survey of the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground, and this survey is made in accordance with the STANDARDS FOR LAND SURVEYS of the TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, as revised in November, 2008, and will meet the accuracy requirements as set out in RULE 663.15C, as defined therein.

WITNESS my hand and seal at Athens, Texas, this 5th Day of January, A. D. 2009.



GEARLD A. CARTER
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 1935