

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

Date: 8-3-17

GF No. _____

Name of Affiant(s): Deena Marshall,

Address of Affiant: 8924 State Hwy S 287, Corsicana, TX 75109

Description of Property: 8924 State Hwy S 287, Corsicana, TX 75109

County Navarro, 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 8-27-15 there have been no:

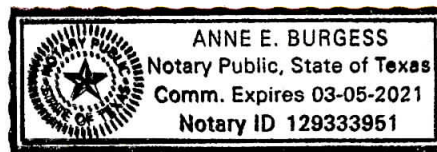
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Deena Marshall
Deena Marshall



SWORN AND SUBSCRIBED this 3 day of August, 2017
Anne E. Burgess
Notary Public

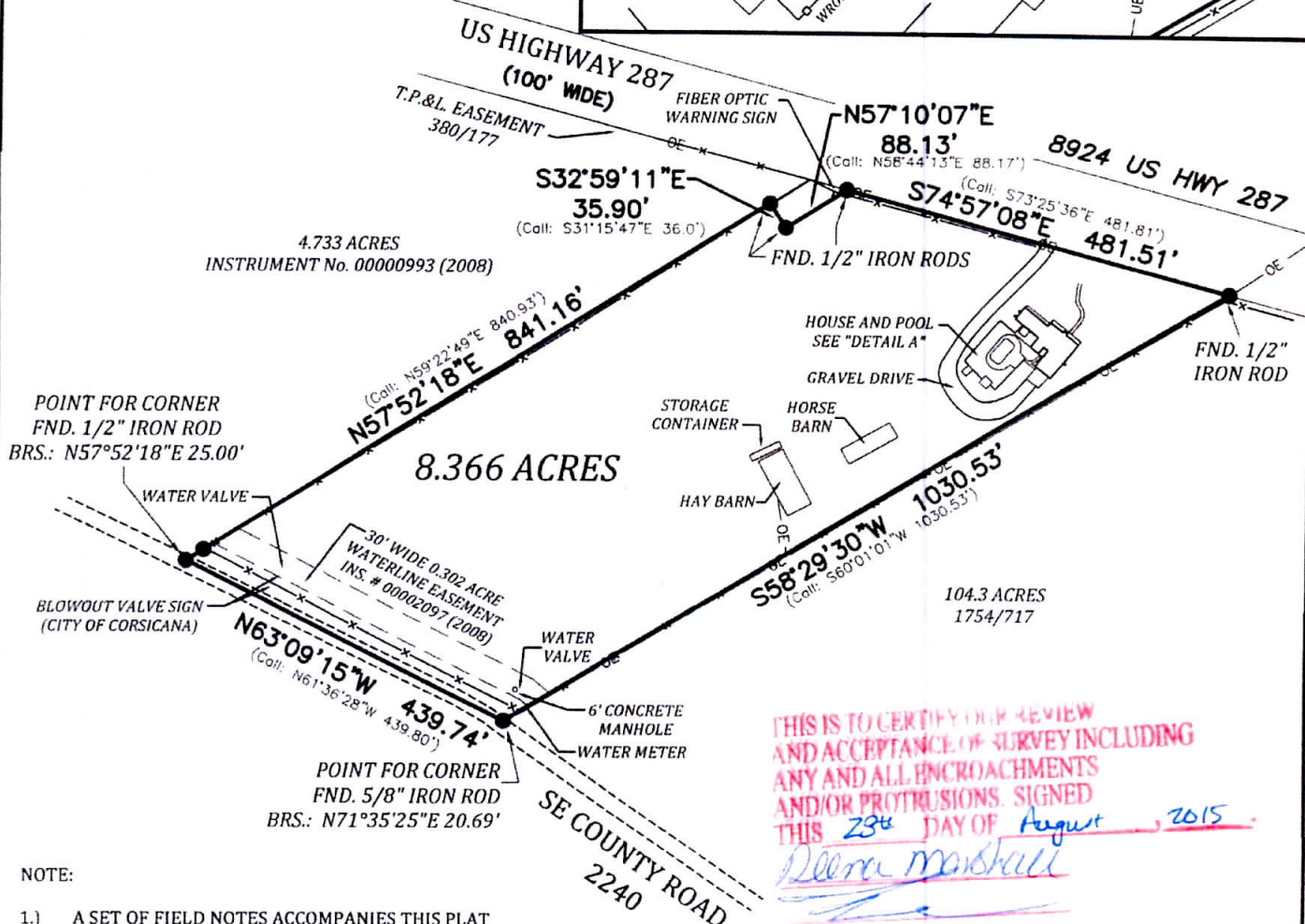
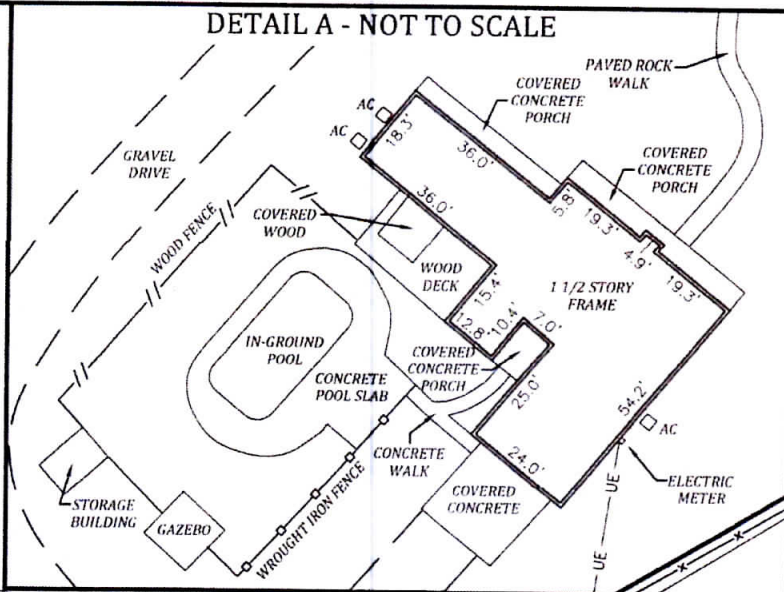
(TAR-1907) 02-01-2010

Page 1 of 1



1"=200'

DETAIL A - NOT TO SCALE



NOTE:

- 1.) A SET OF FIELD NOTES ACCOMPANIES THIS PLAT
- 2.) TEXAS POWER & LIGHT COMPANY EASEMENT RECORDED IN VOLUME 380, PAGE 178 D.R.N.C.T. DOES NOT AFFECT THIS TRACT.
- 3.) M.E.N. WATER SUPPLY CORPORATION EASEMENT RECORDED IN VOLUME 699, PAGE 382 D.R.N.C.T. DOES NOT AFFECT THIS TRACT.
- 4.) NAVARRO COUNTY ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT AND COVENANT OF ACCESS RECORDED IN VOLUME 1304, PAGE 530 O.R.N.C.T. IS UPON AND ACROSS AND IS NON-LOCATIVE.
- 5.) NAVARRO COUNTY ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT AND COVENANT OF ACCESS RECORDED IN VOLUME 1422, PAGE 553 O.R.N.C.T. IS UPON AND ACROSS AND IS NON-LOCATIVE.
- 6.) EASEMENT INFORMATION PROVIDED FROM NAVARRO COUNTY ABSTRACT GF No. CT15-7083-W
- 7.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, N.A.D. 83

DISCLAIMER:

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION AND IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS PLAT IS NOT VALID WITHOUT A RAISED SEAL.

SURVEY:	JOURDAN JONES, A-433
DESCRIPTION:	8.371 ACRES DESCRIBED IN 1294/716 8924 US HIGHWAY 287
COUNTY:	NAVARRO COUNTY, TEXAS
SURVEY FOR:	DEENA AND THOMAS MARSHALL
SCALE:	1" = 200'
DATE:	08/27/2015
JOB NO:	2015-0040
FIELD BOOK:	1
DRAWN BY:	RCA
SHEET NUMBER:	1 OF 1

ANDRESS SURVEYING, LLC

506 RICHARDSON STREET
ATHENS, TEXAS 75751

PHONE: (903) 904-5043 FAX: (903) 904-5044

EMAIL: RCA@ANDRESSSURVEYING.COM

TBPLS FIRM #: 10194120

I, ROSS C. ANDRESS, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6464, DECLARE THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON AUGUST 24, 2015 AND THIS SURVEY COMPLIES WITH THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS EFFECTIVE SEPTEMBER, 1992.

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

ROSS C. ANDRESS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6464

FIELD NOTES

Deena and Thomas Marshall
8.366 Acres

Jourdan Jones Survey, A-433
Navarro County, Texas

All that certain lot, tract or parcel of land, located in the Jourdan Jones Survey, Abstract Number 433, Navarro County Texas, and being described as a 8.371 acre tract in Volume 1294, Page 716 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod in the south right of way line of US Highway 287 (HWY 287), being the northwest corner of a called 104.3 acre tract described in Volume 1754, Page 717 O.R.N.C.T., being the northeast corner of this tract;

THENCE South 58°29'30" West with a fence and the common line of said 104.3 acre tract and this tract, a distance of 1030.53 feet to a calculated point for corner in the center of SE County Road 2240 (SE CR 2240), from which a found 5/8 inch iron rod for reference bears North 71°35'25" East, 20.69 feet;

THENCE North 63°09'15" West with the centerline of SE CR 2240, a distance of 439.74 feet to a calculated point for corner, being the southeast corner of a called 4.733 acre tract described in Instrument Number 00000993 (2008), being the southwest corner of this tract, from which a found 1/2 inch iron rod for reference bears North 57°52'18" East, 25.00 feet;

THENCE North 57°52'18" East with a fence and the common line of said 4.733 acre tract and this tract, a distance of 841.16 feet to a found 1/2 inch iron rod in the southeast line of said 4.733 acre tract, the southwest corner of a small tract (no deed reference found), being the most westerly northwest corner of this tract;

THENCE South 32°59'11" East with the south line of said small tract, a distance of 35.90 feet to a found 1/2 inch iron rod at the southeast corner of said small tract, and being an ell corner of this tract;

THENCE North 57°10'07" East with the east line of said small tract, a distance of 88.13 feet to a found 1/2 inch iron rod at the northeast corner of said small tract, being in the south right of way line of HWY 287, and being the most northerly northwest corner of this tract;

THENCE South 74°57'08" East with the south right of way line of HWY 287, a distance of 481.51 feet to the **POINT OF BEGINNING**, containing **8.366** acres of land, of which 0.222 acres lies within SE County Road 2240.

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings are based on the Texas State Plane Coordinate System, North Central Zone, N.A.D. 83

Surveyor's Certificate:

I, Ross C. Andress, Texas Registered Professional Land Surveyor No. 6464, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 27th day of August, 2015 A.D.



Ross C. Andress
Texas Registered Professional Land Surveyor No. 6464
Andress Surveying, LLC
506 Richardson Street
Athens, Texas 75751
(903) 904-5043
TBPLS Firm # 10194120
Project 2015-0040