

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

Date: 4-23-18

GF No. \_\_\_\_\_

Name of Affiant(s): John T Ryan, Gloria S Rodriguez-Ryan

Address of Affiant: 4253 Loper Circle, Streetman, TX 75859

Description of Property: 4253 Loper Circle, Streetman, TX 75859 Lots 31, 32, 33 Bk B Rushing Oaks  
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 9-11-14 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): Workshop, garage, flagstone walkway, raised garden.

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.

John T Ryan  
Gloria S Rodriguez-Ryan

SWORN AND SUBSCRIBED this 24 day of April, 2018  
Notary Public [Signature]

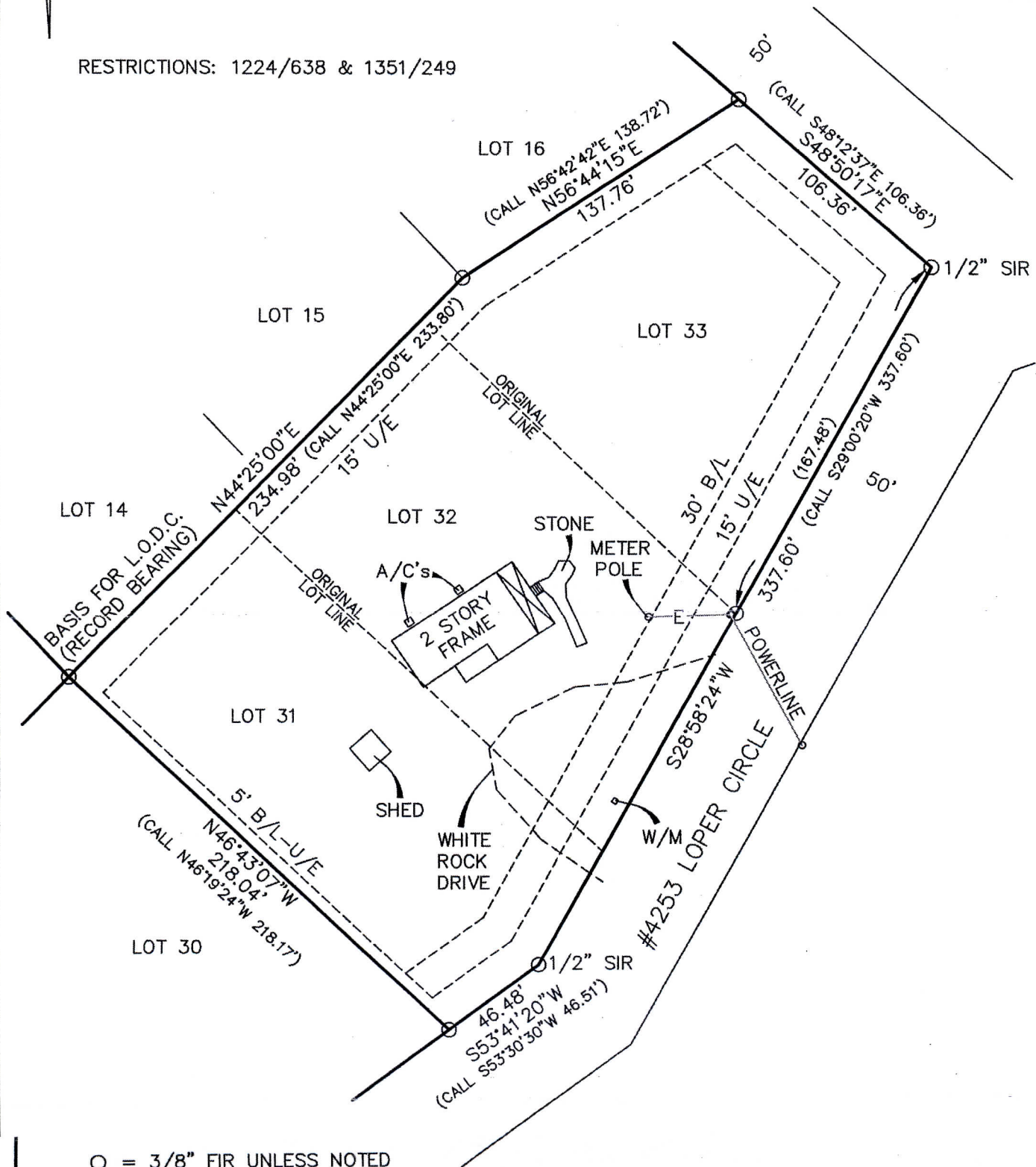
(TAR-1907) 02-01-2010

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# RUSTLING OAKS PHASE III

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND SITUATED IN THE SAMUEL MOORE SURVEY, A-582, NAVARRO COUNTY, TEXAS, AND BEING LOTS 31, 32 AND 33, BLOCK B, RUSTLING OAKS SUBDIVISION, PHASE III, AS SHOWN IN PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 6, PAGE 393, PLAT RECORDS, NAVARRO COUNTY, TEXAS.

RESTRICTIONS: 1224/638 & 1351/249



○ = 3/8" FIR UNLESS NOTED

SCALE: 1" = 60'  
COUNTY: NAVARRO  
ACREAGE: 1.54 AC.

SURVEY: SAMUEL MOORE A-582  
DESCRIPTION: VOL. 6, PG. 393  
SURVEYED FOR: RYAN RODRIGUEZ

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.  
This the 11 Day of SEPTEMBER, 2014.

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373



**HEARN SURVEYING ASSOCIATES**

FIRM NUMBER: 10019900

201 HWY. 175 W, SUITE 2  
ATHENS, TX 75751  
(903) 675-2858

1-800-432-7670

USE OR REPRODUCTION OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES IS PROHIBITED. SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.