

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

Date: January 7, 2021

GF No. _____

Name of Affiant(s): GARY L SPARKS, RACHEL S SPARKS

Address of Affiant: 4715 SE 2000, ANDREWS, TX 79714

Description of Property: NIBLETT LOT 4, 5 & 6; 5.79 ACRES

County ANDREWS, 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."): **WE ARE THE OWNERS OF THE PROPERTY.**

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 April 10, 2017 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:) built barn + fences

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.

GARY L SPARKS

RACHEL S SPARKS

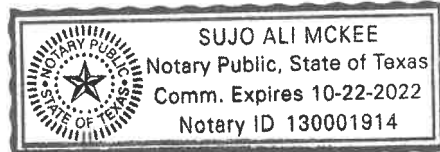
SWORN AND SUBSCRIBED this

day of

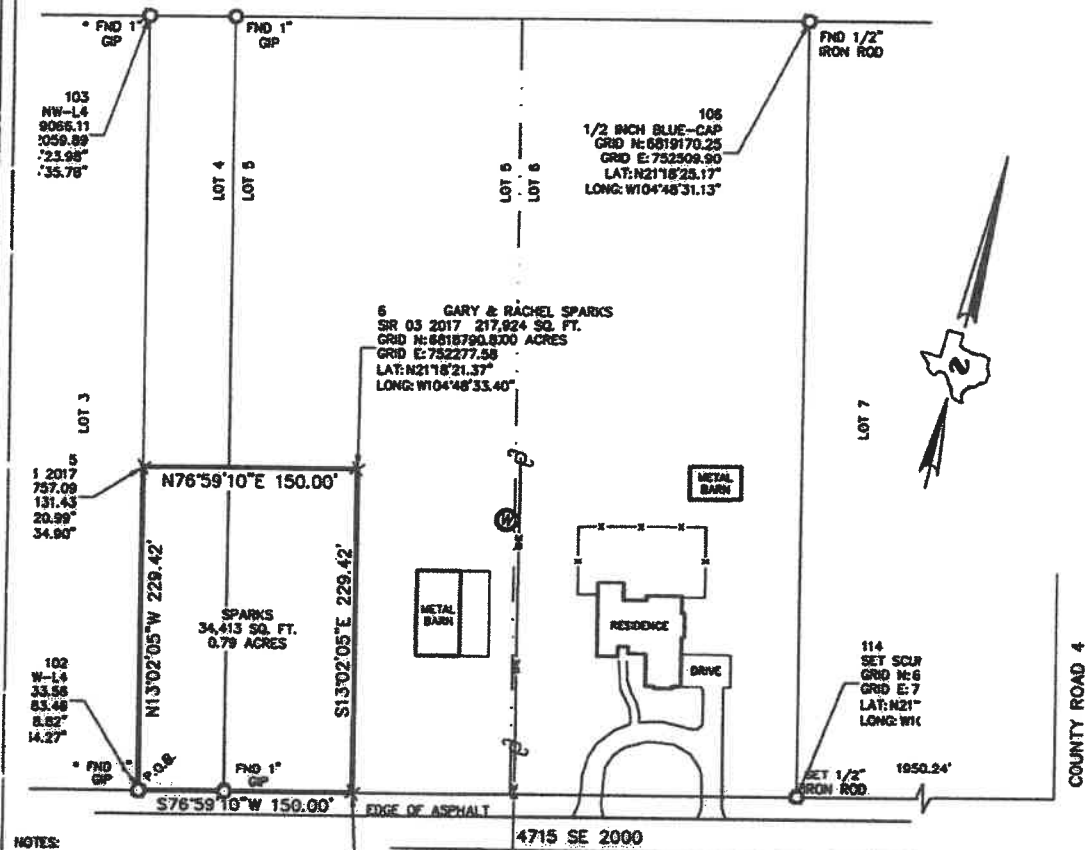
Notary Public

SUJO ALI MCKEE

(TXR-1907) 02-01-2010



2021



NOTES:

BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRD BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

* ASTERISK DENOTES CONTROLLING MONUMENT

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

THIS PROPERTY MAY BE REQUIRED TO GO THROUGH THE PLATING PROCESS WITH THE CITY OF ANDREWS, TEXAS, PRIOR TO GETTING A 311 ADDRESS OR SEPTIC PERMIT.

FIELD NOTE DESCRIPTION OF THE SURVEY OF A 0.79-ACRE TRACT OF LAND OUT OF LOTS 4 AND 5, NIBLETT SUBDIVISION, AN ADDITION TO THE CITY OF ANDREWS AS PER PLAT OF RECORD IN PLAT BOOK 3, PAGE 63, PLAT RECORDS, ANDREWS COUNTY, TEXAS, SAID 0.79-ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" GIP FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 4 IN THE NORTH RIGHT OF WAY LINE OF SE COUNTY ROAD 2000;

THENCE NORTH 13°02'05" WEST 229.42 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 76°59'10" EAST 150.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 13°02'05" EAST 229.42 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE NORTH RIGHT OF WAY LINE OF SE COUNTY ROAD 2000;

THENCE SOUTH 76°59'10" WEST 150.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SE COUNTY ROAD 2000 TO THE PLACE OF BEGINNING.

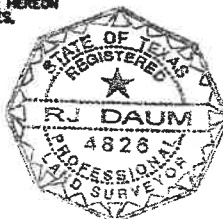
TO THE LIENHOLDERS,

GARY SPARKS AND RACHEL SPARKS

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 23RD DAY OF MARCH, 2017

RJ DAUM
RJ DAUM
TEXAS RPLS 426
REV 4-6-17



SCHUMANN ENGINEERING CO., INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

REGISTERED PROFESSIONAL CIVIL ENGINEERS

Civil Engineering ~ Land Surveying

TEXAS FIRM No. F1880

TEXAS FIRM No. 10149500

408 N. PECOS STREET - P. O. BOX 504
MIDLAND, TEXAS 79702-0504

Office (432) 684-5548
Fax (432) 684-8973

SURVEY

0.79 ACRES OUT OF

LOTS 4 AND 5

NIBLETT SUBDIVISION

AN ADDITION TO THE CITY OF ANDREWS
AS PER PLAT OF RECORD IN
PLAT BOOK 3, PAGE 63, PLAT RECORDS,
ANDREWS COUNTY, TEXAS

SCALE: 1" = 100'

PROJECT: 75549SM
JOB NO.: 75,549-8

