

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

Date: 2/2/22 GF No. \_\_\_\_\_  
Name of Affiant(s): Jean Eckersley-Amodeo  
Address of Affiant: 4845 FM 3158 Dale TX 78616  
Description of Property: A026 Tinney, Ambrose Tract 3 Acres 13.764  
County Caldwell, 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 2015 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.

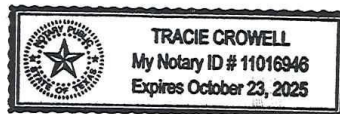
EXCEPT for the following (If None, Insert "None" Below):

- new well built 40x25 pole barn 20x18 corport metal
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.

Jean Eckersley-Amodeo  
Jean Eckersley-Amodeo

SWORN AND SUBSCRIBED this 2nd day of February, 2022.

Tracie Crowell  
Notary Public



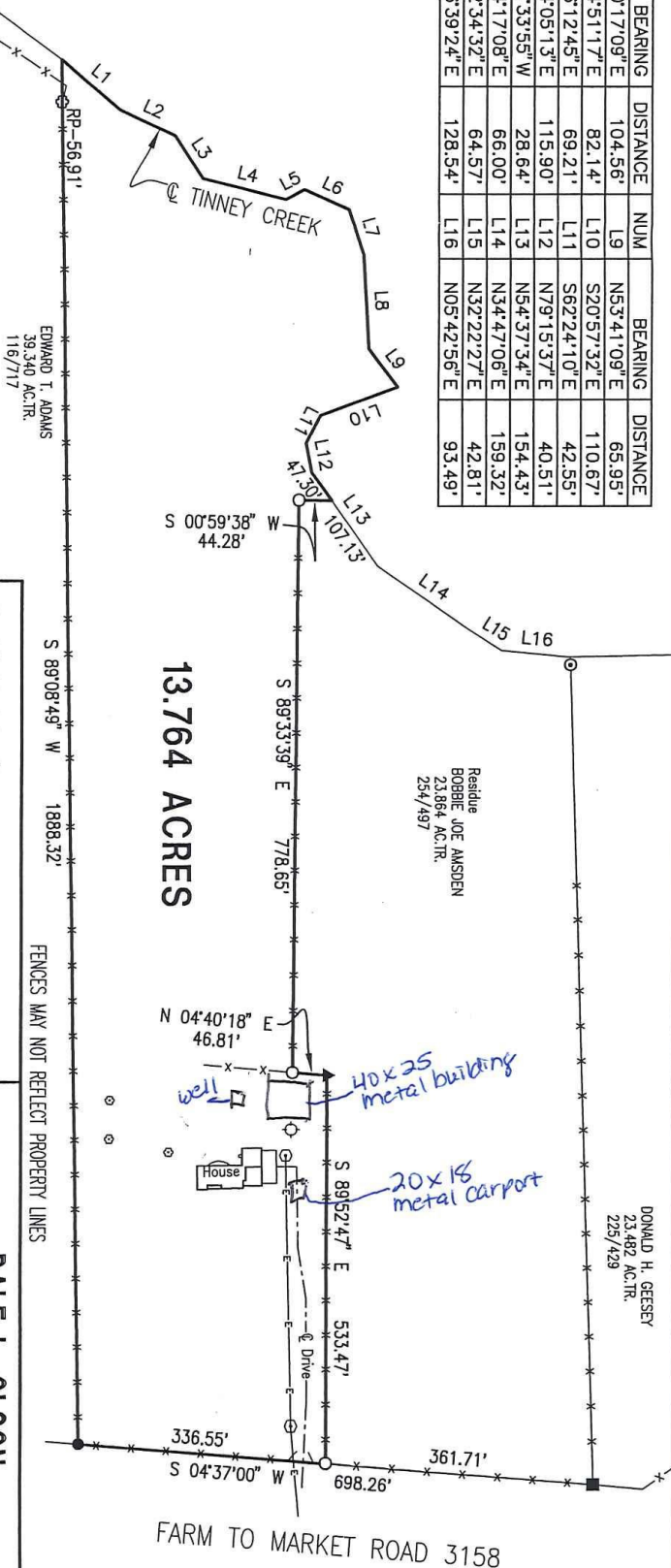
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N40°17'09"E	104.56'	L9	N53°41'09"E	65.95'
L2	N24°51'17"E	82.14'	L10	S20°57'32"E	110.67'
L3	N56°12'45"E	69.21'	L11	S62°24'10"E	42.55'
L4	N14°05'13"E	115.90'	L12	N79°15'37"E	40.51'
L5	N28°33'55"W	28.64'	L13	N54°37'34"E	154.43'
L6	N24°17'08"E	66.00'	L14	N34°47'06"E	159.32'
L7	N72°34'32"E	64.57'	L15	N32°22'27"E	42.81'
L8	N86°39'24"E	128.54'	L16	N05°42'56"E	93.49'



# AMBROSE TINNEY SURVEY, A-26

SCALE: 1" = 200'

- IRON BAR FOUND
- IRON ROD FOUND
- SQUARE BOLT FOUND
- 5/8" IRON ROD SET
- UTILITY POLE
- WATER METER
- ▲ FENCE POST
- SEPTIC SPRINKLER
- X- FENCE LINE
- E- ELECTRIC LINE



The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown herein, and that said property has frontage on a dedicated road way, except as shown herein.

CERTIFIED COPY ONLY  
IF YELLOW SEAL IS PRESENT

DALE L. OLSON  
REG. NO. 733  
DALE L. OLSON SURVEYING COMPANY  
DATE: 01/28/15 Update 4/21/15

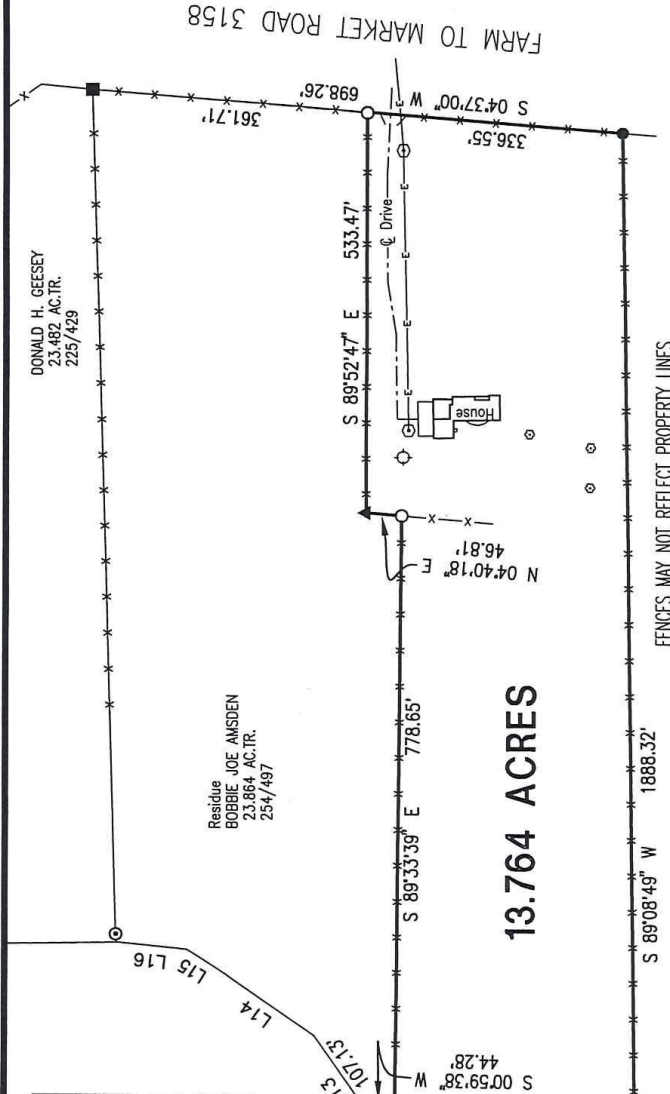
of a 13.764 ACRE TRACT in the  
AMBROSE TINNEY SURVEY, A-26,  
CALDWELL COUNTY, TEXAS.

## SURVEY PLAT

DALE L. OLSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SCALE:	1" = 200.00'	JEAN ECKERSLY AMSDEN
DATE:	29 JAN 15	ORDER 15-192-11 C
DATE:	29 JAN 15	PLAT FILE 1-0-

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N40°17'09"E	104.56'	L9	N53°41'09"E	65.95'
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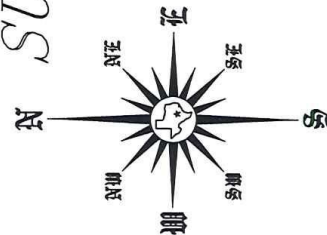
13.764 ACRES

EDWARD T. ADAMS  
39.340 AC. TR.  
116/717

AMBROSE TINNEY  
SURVEY, A-26

SCALE: 1" = 200'

- IRON BAR FOUND
- IRON ROD FOUND
- ◻ SQUARE BOLT FOUND
- 5/8 IRON ROD SET
- UTILITY POLE
- WATER METER
- ▲ FENCE POST
- ⊙ SEPTIC SPRINKLER
- X- FENCE LINE
- E- ELECTRIC LINE



CERTIFIED COPY ONLY  
IF YELLOW SEAL IS PRESENT

The undersigned does hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser, that this survey was, this day, made on the ground, on the property legally described herein, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown herein, and that said property has frontage on a dedicated road way, except as shown herein.



DALE L. OLSON  
REG. NO. 1753  
MICHAEL D. OLSON  
REG. NO. 5386  
DALE L. OLSON SURVEYING COMPANY  
DATE: 01/28/15 Update 4/27/15

DALE L. OLSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT

of a 13.764 ACRE TRACT in the  
AMBROSE TINNEY SURVEY, A-26,  
CALDWELL COUNTY, TEXAS.

SCALE: 1" = 200.00'  
DRAFTSMAN: D. BROOKS  
DATE: 29 JAN 15  
JEAN ECKERSLY AMSDEN  
ORDER: 15-102-11-C  
PLAT FILE: 1-0



**DALE L. OLSON**

Registered Professional Land Surveyor  
711 Water Street  
Bastrop, Texas 78602  
Phone (512)321-5476 Fax (512)303-5476  
[olsonsurvey@sbcglobal.net](mailto:olsonsurvey@sbcglobal.net)

FIELD NOTES FOR A 13.764 ACRE TRACT IN THE AMBROSE TINNEY SURVEY,  
CALDWELL COUNTY, TEXAS.

BEING a 13.764 acre tract or parcel of land out of and being a part of the Ambrose Tinney Survey, A-26, in Caldwell County, Texas, and being a part of that certain 23.864 acre tract described in a deed from Margie Bozarth, et. al., recorded in Vol. 254, Page 497, Caldwell County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at a fence corner in the west line of Farm to Market Road No. 3158, the northeast corner of that certain 39.340 acre tract described in a deed from Carlos B. Baker, et. al., to Edward T. Adams, et. ux., recorded in Vol. 116, Page 717, Caldwell County Official Records, the southeast corner of the 23.864 acre tract of which this is a part, for the southeast corner of this tract.

THENCE with the north line, as fenced, of the Adams 39.340 acre tract, the south line of the 23.864 acre tract of which this is a part, S 89 deg. 08 min. 49 sec. W, at 1831.41 feet pass a 20 inch oak fence angle, in all 1888.32 feet to a point in the center of Tinney Creek, for the southwest corner of this tract.

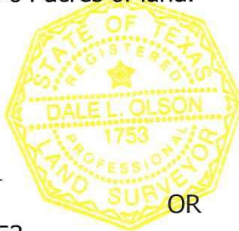
THENCE with the meanders of the Center of Tinney Creek, N 40 deg. 17 min. 09 sec. E, 104.56 feet; N 24 deg. 51 min. 17 sec. E, 82.14 feet; N 56 deg. 12 min. 45 sec. E, 69.21 feet; N 14 deg. 05 min. 13 sec. E, 115.90 feet; N 28 deg. 33 min. 55 sec. W, 28.64 feet; N 24 deg. 17 min. 08 sec. E, 66.00 feet; N 72 deg. 34 min. 32 sec. E, 64.57 feet; N 86 deg. 39 min. 24 sec. E, 128.54 feet; N 53 deg. 41 min. 09 sec. E, 65.95 feet; S 20 deg. 57 min. 32 sec. E, 110.67 feet; S 62 deg. 24 min. 10 sec. E, 42.55 feet; N 79 deg. 15 min. 37 sec. E, 40.51 feet; N 54 deg. 37 min. 34 sec. E, 47.30 feet to a point, for the northwest corner of this tract.

THENCE crossing the 23.864 acre tract, S 00 deg. 59 min. 38 sec. W, 44.28 feet to a 5/8 inch iron rod set for an angle corner; S 89 deg. 33 min. 39 sec. E, 778.65 feet to a 5/8 inch iron rod set in a fence line for an interior corner; N 04 deg. 40 min. 18 sec. E, 46.81 feet with a fence line to a fence angle post for an angle corner; S 89 deg. 52 min. 47 sec. E, 533.47 feet to a 5/8 inch iron rod set in the west line of Farm to Market Road No. 3158 and east line of the 23.864 acre tract, of which this is a part, for the northeast corner of this tract.

THENCE with the west line of Farm to Market Road No. 3158 and east line of the 23.864 acre tract, S 04 deg. 37 min. 00 sec. W, 336.55 feet to the POINT OF BEGINNING, containing 13.764 acres of land.



Dale L. Olson  
Reg. Pro. Land Surveyor 1753



OR

Michael D. Olson  
Reg. Pro. Land Surveyor 5386

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Order# 15-192-11c

Date Created: 4-30-15