

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

Date: July 6, 2022

GF No. _____

Name of Affiant(s): ESTATE OF BARBARA ANN SIMMONS,

Address of Affiant: 561 CR 106, SANTA ANNA, TX 76878

Description of Property: A0976 CV & CE KILGORE SUR 56, ACRES 172.40 176.16

County COLEMAN, 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."): **I AM THE EXECUTOR OF THE ESTATE OF BARBARA ANN SIMMONS**

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.

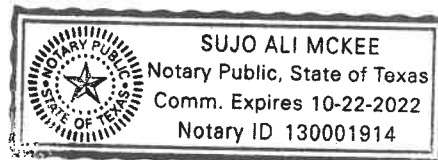
4. To the best of our actual knowledge and belief, since July 6, 2022 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Christina M. McKee
ESTATE OF BARBARA ANN SIMMONS



SWORN AND SUBSCRIBED this 6th day of July, 2022
Sujo Ali McKee
Notary Public

(TXR-1907) 02-01-2010

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STATE OF TEXAS:
COUNTY OF COLEMAN:

SURVEY MADE FOR:
BARBARA ANN SIMMONS ESTATE
c/o Chris Simmons
8240 Ranch Hand Trail
Fort Worth, Texas 76131

BOUNDARY DESCRIPTION of a survey of the Simmons Estate Tract:

176.16 ACRES of land in Coleman County, Texas, being out of the C. E. & C. V. Kilgore Survey 56, Abstract 976, said 176.16 acres being known as the Westerly part of that land described in the deed from George M. Johnson and others to Earl A. Simmons and wife, Barbara A. Simmons, dated August 10, 1971, and recorded in Volume 450, Page 69, Coleman County Deed Records, said 176.16 acres including the Westerly part of that 95 acre tract and the Westerly part of that 51.02 acre tract and that 65 acre tract and that 22.63 acre tract and that 29.11 acre tract and that 3.67 acre tract described in said deed to Simmons, said 176.16 acres also including approximately 0.6 acres situated between said 29.11 acre tract and said 95 acre tract.

BEGINNING at 3/8" iron stake found at the Northeast corner of the S. D. Ehr 2.15 acre tract described in Document 202001306, Coleman County Official Public Records, said 3/8" iron stake being located 668.32' S84°40'27"E of a 1/2" iron stake set on the Southwest side of a wood corner fence post at the intersection of the North line of County Road 108 with the East line of County Road 101.

THENCE S89°46'56"E 1914.90' [deed call = East 1920.56'] along the South line of County Road 108 and along the general course of a fence to a 1/2" iron stake set on the North side of a wood corner fence post found representing the intersection of the East line of the Earl Simmons 65 acre tract with the South line of said County Road 108.

THENCE S89°36'22"E 579.08' [deed bearing = East] along the South line of County Road 108 and along the general course of a fence to a 1/2" iron stake set on the North side of a wood corner fence post, said point being the Northeast corner of this 176.16 acre tract and the Northwest corner of the Celeste Marie Simmons 181.81 acre tract surveyed simultaneously.

THENCE S1°05'58"E 1247.43' along a staked line to a 1/2" iron stake set for a corner of said Celeste Marie Simmons 181.81 acre tract.

THENCE S26°30'36"W 162.01' along the general course of a fence crossing a pipeline to a 1/2" iron stake set on the Southwest side of a wood corner fence post for a corner of said Celeste Marie Simmons 181.81 acre tract.

THENCE S37°41'18"W 843.60' to a 1/2" iron stake set at a corner of said Celeste Marie Simmons 181.81 acre tract, said stake being located 1.81' N36°39'39"E of a wood corner fence post, said stake also being located 141.20' N0°07'48"W of a 1/2" iron stake set on the Southwest side of a wood corner fence post.

THENCE S0°07'48"E 687.27' to a 1/2" iron stake set on the Southwest side of a wood corner fence post for a corner of said Celeste Marie Simmons 181.81 acre tract.

THENCE S5°11'50"E 514.78' to a 1/2" iron stake set for the Southwest corner of said Celeste Marie Simmons 181.81 acre tract.

THENCE S89°23'11"W 1427.11' [deed bearing=West] along the general course of a fence found representing the North line of the John C. Cabansag 165 acre tract described in Volume 700, Page 908, Coleman County Deed Records, to an iron corner fence post found at the occupied Northwest corner of the Charles Wells 5.0 acre tract described in Volume 655, Page 910, Coleman County Deed Records.

THENCE N1°20'30"W 1096.64' along the East line of County Road 106 and along a line near a fence to a 1/2" iron stake set on the Northeast side of a wood corner fence post, said point being located 63.20' N40°12'26"E of an iron corner fence post found at the occupied Northeast corner of the Charles D. Wells 39 acre tract described in Volume 664, Page 332, Coleman County Deed Records.

THENCE S89°58'45"W 1195.58' along the North line of County Road 106 and along the general course of a fence to a 1/2" iron stake set on the Southwest side of a wood corner fence post.

THENCE N5°23'01"W 260.88' along the East line of County Road 106 and along a line near a fence to a 1/2" iron stake reported to be the intersection of the North line of County Road 106 with the East line of P. Zoeller Survey 21, said stake being the Southeast corner of the James Davis tracts and being located 5.49' S8°54'29"E of a bridge timber corner post.

THENCE N0°00'26"E 1109.04' [Davis deed data = N0°31'31"E 1109.15'] along the general course of a fence and along the occupied West line of said Kilgore Survey 56 to an iron corner fence post found at an ell corner of said James Davis tracts.

THENCE S89°45'00"E 676.84' [Davis deed call = S89°14'01"E 676.84'] along the general course of a fence to an iron corner fence post found at the most Easterly Southeast corner of said James Davis tracts.

THENCE N1°14'08"E 824.70' [deed call = North 824.44'] along the general course of a fence to the place of beginning, this tract containing 176.16 acres, more or less, as shown on the accompanying plat.

Bearings given herein are relative to State Plane Coordinates, Texas Central 4203, NAD 83, as determined from GPS observations. Set 1/2" iron stakes are iron rebar and are marked with a red plastic identifier cap having the text **NEEDHAM SURVEYORS 325-625-2357 SURVEYING TEXAS SINCE 1945.**

I, Jim Needham, Registered Professional Land Surveyor of Texas,
do hereby certify that the above describes the boundaries of the property
depicted on the accompanying plat, this the 6th day of July, 2022.


Jim Needham - RPLS 1534

NEEDHAM SURVEYORS, LLC - FIRM #10194030 - COLEMAN, TEXAS

