

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

Date: 10-26-2022

GF No. _____

Name of Affiant(s): Chris and Laci House

Address of Affiant: 2329 CR 3711, Athens, TX 75752

Description of Property: LT: TRS 72A-2 AB 494 N MALONE SUR, TR 72A-2 (RE: TRS 72A1, 72A2, 72B)

County Henderson, 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 8-26-2021 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):

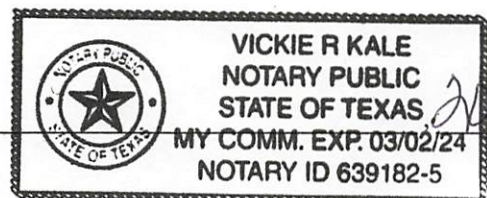
Covered porch added and shop finished out as a Barn

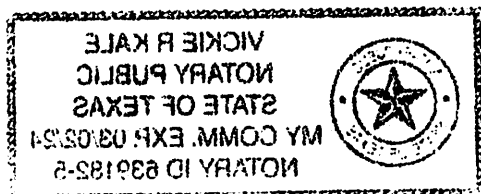
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

[Signature]

SWORN AND SUBSCRIBED this 26th day of October
Vickie R Kale
Notary Public





FIELD NOTES

Borrower or Owner Donald Elledge

Property Address N/S CR 3711

City Athens

County Henderson

State TX

Zip Code 75751

Client First State Bank of Brownsboro

FIELD NOTES

MIKE FIZER
31.378 ACRESNATHANIEL B. MALONE LEAGUE
ABSTRACT NO. 494

HENDERSON COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Henderson County, State of Texas, on the Nathaniel B. Malone League, A-494, and being all of the called 5.10 acre tract conveyed to Ralph C. Gale, Jr., by Ralph C. Gale, Jr., and Diane Casey Royal, by General Warranty Deed dated September 18, 2012, and recorded under Document Number 2013-00005610, of the Henderson County Real Property Records and being all of the called 26.27 acre tract conveyed to Ralph C. Gale, Jr., by Ralph C. Gale, Jr., and Diane Casey Royal, by Special Warranty Deed dated September 18, 2012, and recorded under Document Number 2013-00005611, of the Henderson County Real Property Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of the above mentioned called 5.10 acre tract, at the Southwest corner of the Arnold Taylor 25.625 acre tract recorded in Volume 886, Page 399, of the Henderson County Deed Records and in the East line of the Christopher Edward Blume 24.209 acre tract recorded in Volume 2940, Page 749, of the Henderson County Real Property Records, in the southerly West line of the Nathaniel B. Malone League, A-494, and in the East line of the J. C. Francher Survey, A-235, from WHENCE a dead 24" Water Oak Snag found marked X with two hacks above and below the X bears South 51 degrees 30 minutes East 51.00 feet;

THENCE SOUTH 89 degrees 54 minutes 00 seconds East with the North line of the called 5.10 acre tract, the North line of the above mentioned called 26.27 acre tract and the South line of the said Arnold Taylor 25.625 acre tract, at 196.67 feet pass a 5/8" iron rod found for corner at the Northeast corner of the called 5.10 acre tract and the Northwest corner of the called 26.27 acre tract and continuing in all 1252.47 feet to a 5/8" iron rod found for corner at the Northeast corner of the called 26.27 acre tract, at the Northwest corner of the residue of the Clara L. Frizzell 10.00 acre tract recorded in Volume 755, Page 462, of the Henderson County Deed Records and in the South line of the said Arnold Taylor 25.625 acre tract, from WHENCE a fence corner found bears South 16 degrees 25 minutes West 1.98 feet;

THENCE SOUTH 00 degrees 22 minutes 49 seconds West with the East line of the called 26.27 acre tract and the West line of the residue of the said Clara L. Frizzell 10.00 acre tract 562.37 feet to a 5/8" iron rod found for corner at an angle corner of the called 26.27 acre tract and an angle corner of the residue of the Christy Linn Frizzell 43.00 acre tract recorded in Volume 2172, Page 496, of the Henderson County Real Property Records, from WHENCE a 2" steel post fence corner found bears North 68 degrees 22 minutes West 0.75 feet;

THENCE SOUTH 25 degrees 05 minutes 49 seconds West with the East line of the called 26.27 acre tract 202.38 feet to a 5/8" iron rod set for corner at an angle corner of the called 26.27 acre tract, from WHENCE a 2" steel post fence corner found bears North 75 degrees 55 minutes West 2.17 feet;

THENCE SOUTH 02 degrees 23 minutes 38 seconds West with the East line of the called 26.27 acre tract 373.94 feet to the Southeast corner of the called 26.27 acre tract in County

FIELD NOTES

Borrower or Owner Donald Elledge

Property Address N/S CR 3711

City Athens

County Henderson

State TX

Zip Code 75751

Client First State Bank of Brownshoro

Road No. 3711, from WHENCE a 5/8" iron rod found for witness bears North 02 degrees 23 minutes 38 seconds East 20.40 feet;

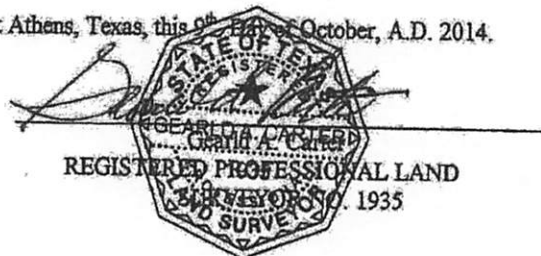
THENCE SOUTH 89 degrees 34 minutes 36 seconds West with the South line of the called 26.27 acre tract and along the said County Road, 1155.70 feet to the Southwest corner of the called 5.10 acre tract, the Southwest corner of the Nathaniel B. Malone League, A-494, the Southeast corner of the J.C. Francher Survey, A-235, and the Southeast corner of the said Christopher Edward Blume 24.209 acre tract, from WHENCE a 1/2" iron rod found for witness bears North 0 degrees 25 minutes 32 seconds East 22.39 feet;

THENCE NORTH 00 degrees 25 minutes 32 seconds East with the West line of the called 5.10 acre tract, the East line of the said Christopher Edward Blume 24.209 acre tract, the southerly West line of the Nathaniel B. Malone League, A-494, and the East line of the J.C. Francher Survey, A-235, 1130.00 feet to the place of beginning and containing 31.378 acres of land.

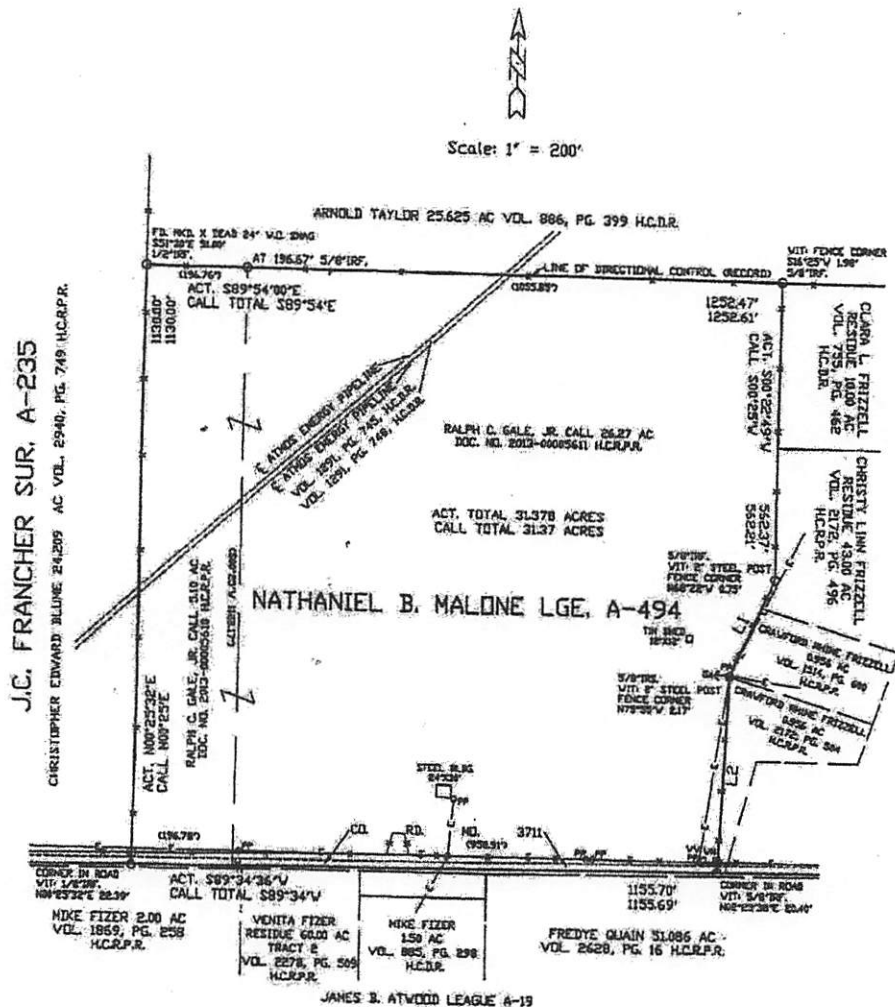
SURVEYOR'S CERTIFICATE

I, Gearld A. Carter, Registered Professional Land Surveyor No. 1935, do hereby state that I surveyed the above described tract or land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS my hand and seal at Athens, Texas, this 9th day of October, A.D. 2014.



Borrower or Owner	Donald Elledge		
Property Address	N/S CR 3711		
City	Athens	County	Henderson
		State	TX
		Zip Code	75751
Client	First State Bank of Brownsboro		



NUMBER	DIRECTION	DISTANCE
L1	S 25°05'49" V	202.38 FT
L2	S 02°23'38" W	373.94 FT

PLAT OF SURVEY

LEGAL DESCRIPTION OF LAND: All that certain lot, tract or parcel of land situated in Henderson County, State of Texas, as the Mitchell R. Malone Legend, A-154, and being all of the called 8.18 acre tract conveyed to Ralph C. Gale, Jr., by Ralph C. Gale, Jr. and Estate, by General Warranty Deed dated September 18, 2012, and recorded under Deed Number 2012-00000141 of the Henderson County Real Property Records and being all of the called 34.37 acre tract conveyed to Ralph C. Gale, Jr., by Ralph C. Gale, Jr. and Estate, County by Special Warranty Deed dated September 18, 2012, and recorded under Deed Number 2012-00000141 of the Henderson County Real Property Records, said lot, tract or parcel of land being more particularly described by serial and bevels attached hereto;

RESTRICTIONS ARE RECORDED IN VOL. 1251, PG. 745, OF THE HENDERSON COUNTY DEED RECORDS AND UNDER DOCUMENT NO. 2512-6002516 OF THE HENDERSON COUNTY REAL PROPERTY RECORDS.

THE FOLLOWING EASEMENTS ARE BLANKET EASEMENTS VOL. 466, PG. 387,
VOL. 467, PG. 438, OF THE HENDERSON COUNTY DEED RECORDS.

[illegible]

David A. Carter, 1807 West Corsicana Street, Ft. Worth, Texas 76108
 TEXAS LICENSED SURVEYOR NO. 1933
 GEORGE A. CARTER, 1807 West Corsicana Street, Ft. Worth, Texas 76108
 TEXAS LICENSED SURVEYOR NO. 1934
 817-757-7316 817-675-7316

SURVEY FOR: SHACK FEEZER
 CTV 14-8317

NATHANIEL B. MALONE LEAGUE, A-784
 HENDERSON COUNTY, TEXAS