

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

Date: February 23, 2024

GF No. _____

Name of Affiant(s): Steven S Illsley, Beth B Illsley

Address of Affiant: PO Box 950, Jacksonville, TX 75766

Description of Property: Lot 16, Block A, Lake Jacksonville (South Shore)

County Cherokee, 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 February 2020 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.

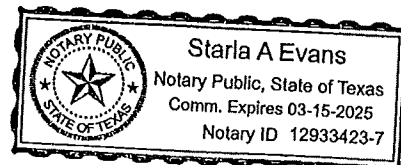
EXCEPT for the following (If None, Insert "None" Below): _____

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.

Steven S Illsley
Steven S Illsley

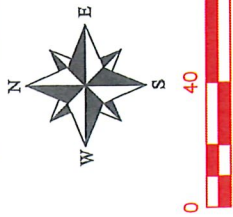
Beth B Illsley
Beth B Illsley



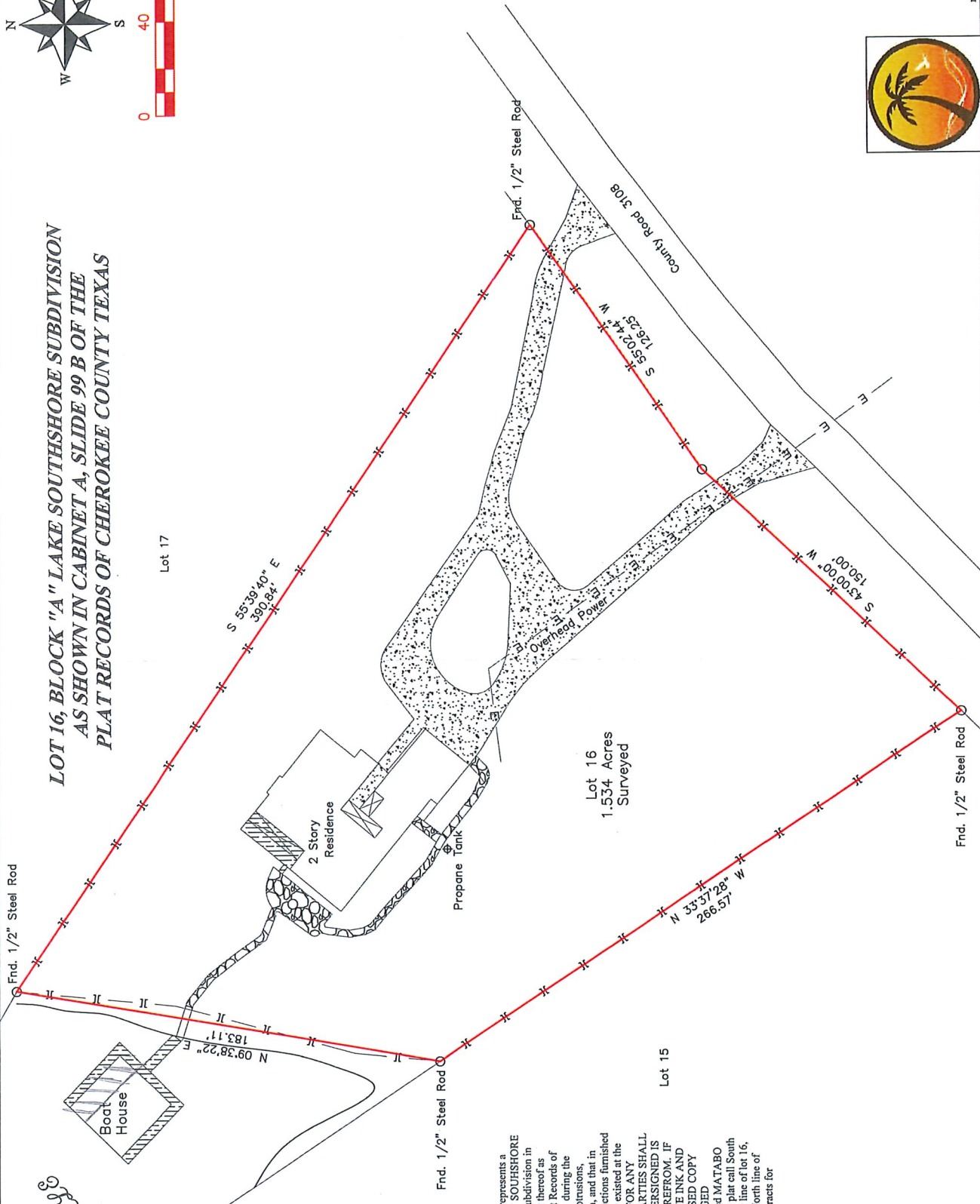
SWORN AND SUBSCRIBED this 20th day of March, 2024

Starla A Evans
Notary Public
State of Texas

(TXR-1907) 02-01-2010



**LOT 16, BLOCK "A" LAKE SOUTHSORE SUBDIVISION
AS SHOWN IN CABINET A, SLIDE 99 B OF THE
PLAT RECORDS OF CHEROKEE COUNTY TEXAS**



2476 946390M3923 92323

I, Matthew Hunt do hereby state that this plat represents a survey of that called Lot No. 16, BLOCK "A" SOUTHSORE SUBDIVISION LAKE JACKSONVILLE a subdivision in Cherokee County, Texas, according to the plat thereof as recorded in Plat Cabinet A, Slide 117A/B, Plat Records of Cherokee County, Texas, made on the ground during the Month of March 2020 and that there are no protrusions, intrusions, or conflicts except as shown hereon, and that in accordance with the information and the instructions furnished me, same correctly represents the facts as they existed at the time of the survey. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. IF THIS PLAT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT, IT IS NOT A LICENSED COPY AND MAY CONTAIN ALTERED OR FORGED INFORMATION. w/cap = a plastic cap marked MATABO SURVEYING Bearings are based on recorded plat call South 43°00'00" West along the most Southerly East line of lot 16, Note: there may be buried utilities along the North line of County Road 3108, surveyor did not abstract tracts for ownership or easement



Prepared By:
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