

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: July 17, 2025

GF No. _____

Name of Affiant(s): Gabriel Roybal, Teresa Roybal

Address of Affiant: P.O. Box 102, Bullard, TX 75757

Description of Property: 1) 33.109 ac. (Tracts 62, 62.2 & 54.2), D. Page Svy., A-16

County Smith, Texas

Date of Survey: July 17, 2025

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

addition of green house, dog pen &
Guest House / 13th

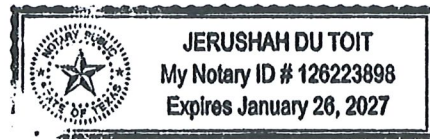
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: _____ Affiant Gabriel Roybal	I declare under penalty of perjury that the foregoing is true and correct. Signed: _____ Affiant Teresa Roybal
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SWORN AND SUBSCRIBED this 17th day of July, 2025

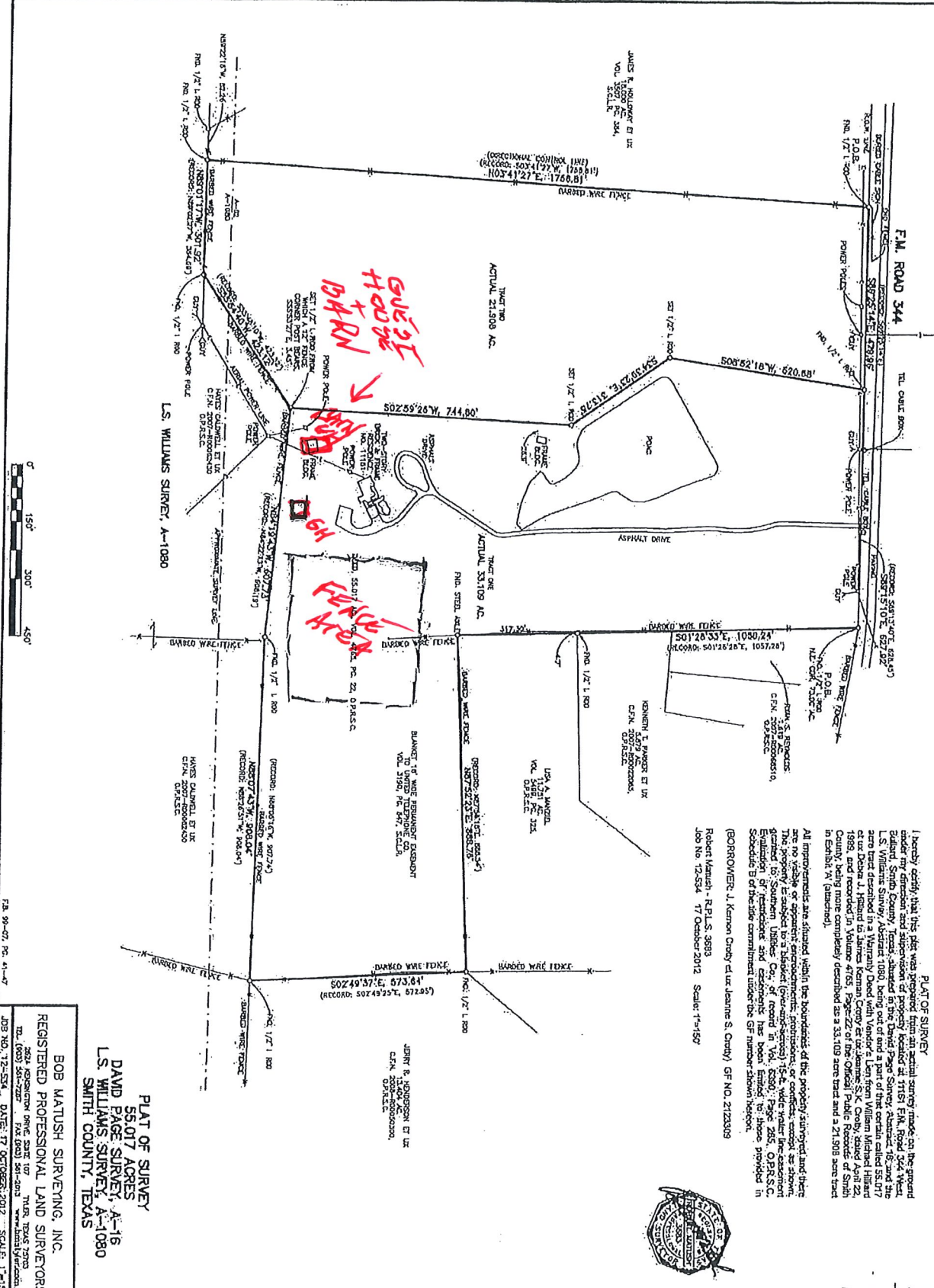
Jerushah Du Toit
Notary Public
State of Texas



PLAT OF SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision in accordance with the laws of the State of Texas, and that the same is a true and correct copy of the original survey made on the ground. The property is subject to a blanket (pre-emptive) 15% wide water line easement granted to Southern Utilities Co., of record in Vol. 6380, Page 285, O.P.S.C. Evaluation of restriction and easement has been filed to those provided in Schedule B of the title commitment under the G.F. number shown hereon.

(BOOKOWNER: J. Kernen County et ux Jeanne S. County) G.F. NO. 2123509
Robert Marsh - R.P.L.S. 3683
Job No. 12534 17 October 2012 Scale 1"=150'



PLAT OF SURVEY
55.07 ACRES
DAVID PAGE SURVEY, A-16
L.S. WILLIAMS SURVEY, A-1080
SMITH COUNTY, TEXAS

BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2824 RESERVATION DRIVE, SUITE 107, TULSA, TEXAS 74123
TEL. (918) 581-7277 FAX (918) 581-7273 www.bobmatush.com
JOB NO. 12-534 DATE: 17 OCTOBER 2012 SCALE: 1"=150'

EXHIBIT 'A'

Metes and Bounds Description Tract One, 33.109 Acres

All that certain tract or parcel of land situated in the David Page Survey, Abstract 18, Smith County, Texas, being out of and a part of that certain called 55.017 acre tract described in a Warranty Deed with Vendor's Lien from William Michael Hilliard et ux Debra J. Hilliard to James Kernan Crotty et ux Jeanne S.K. Crotty, dated April 22, 1999, and recorded in Volume 4765, Page 22 of the Official Public Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northernmost northeast corner of said 55.017 acre tract, same being in the south right-of-way line of F.M. Road 344;

THENCE, South 01°28'33" East, a distance of 1,058.24 feet to a steel axle found for an interior corner of said 55.017 acre tract;

THENCE, North 87°52'23" East, a distance of 888.76 feet to a ½" iron rod found for the southernmost northeast corner of said 55.017 acre tract;

THENCE, South 02°49'37" East, a distance of 573.64 feet to a ½" iron rod found for the easternmost southeast corner of said 55.017 acre tract;

THENCE, North 88°07'43" West, a distance of 908.04 feet to a ½" iron rod found for a south corner of said 55.017 acre tract;

THENCE, North 84°19'43" West, a distance of 607.73 feet to a ½" iron rod set for an interior corner of said 55.017 acre tract, from which a 12" fence corner post bears South 55°53'27" East, 3.45 feet, for reference;

THENCE, North 02°59'26" East, a distance of 744.80 feet to a ½" iron rod set for a corner;

THENCE, North 34°39'23" West, a distance of 313.75 feet to a ½" iron rod set for a corner;

THENCE, North 08°52'18" East, a distance of 520.68 feet to a ½" iron rod found for a north corner of said 55.017 acre tract, same being in said south right-of-way line of F.M. Road 344;

THENCE, South 89°15'10" East, with said north line of said 55.017 acre tract, same being said south right-of-way line of said F.M. Road 344 (and the bearing basis of this survey as related to the record bearing), a distance of 627.92 feet to the POINT OF BEGINNING and containing 33.109 acres of land.