

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

Date: 11/6/2024

GF No. _____

Name of Affiant(s): Jarrold West,

Address of Affiant: 5550 US hwy 277 s., Abilene, Tx 79606

Description of Property: 5550 US hwy 277 S Abilene Tx. 79606

County Taylor, 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 December 22, 2016 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.



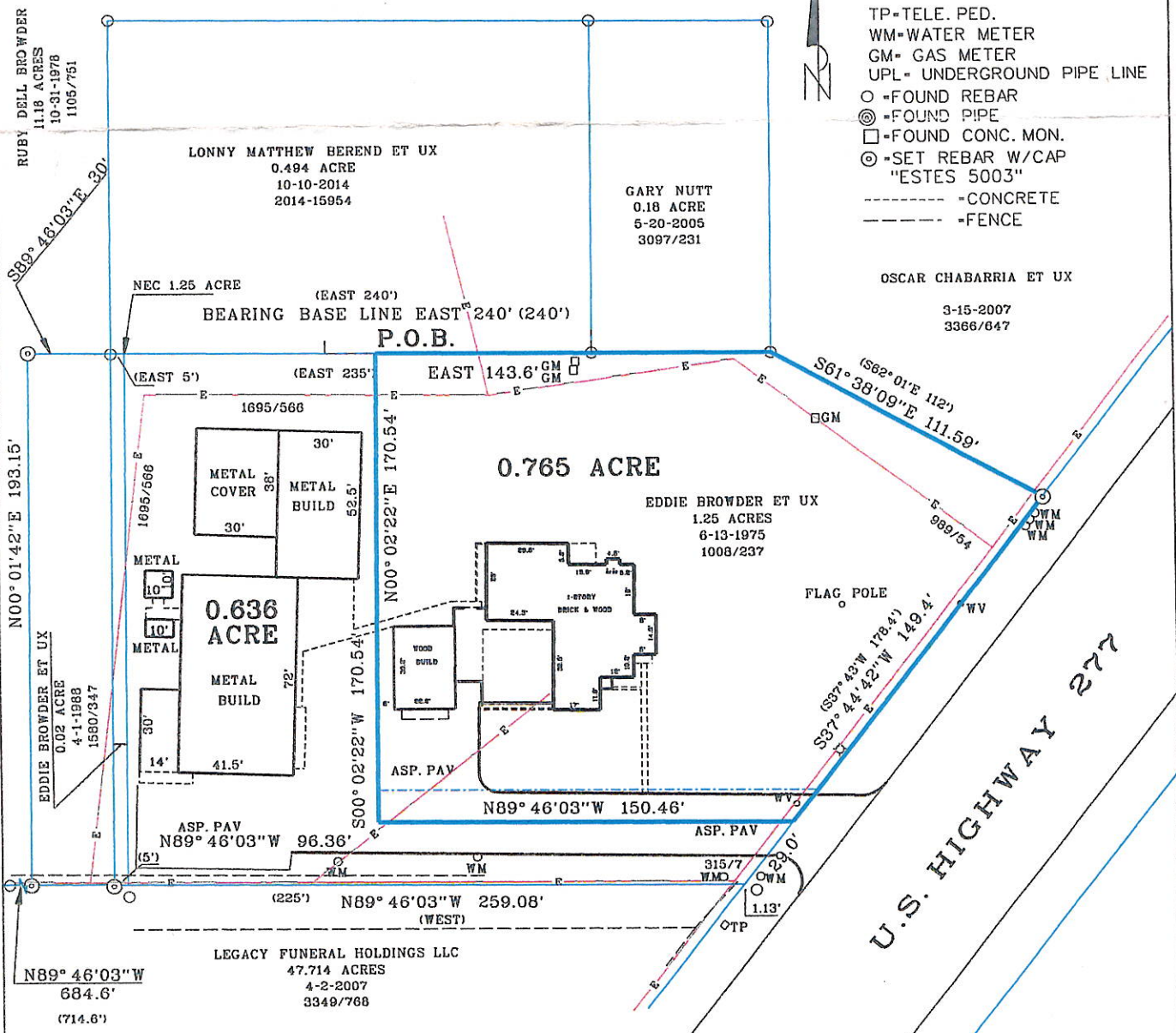
Jarrold West

SWORN AND SUBSCRIBED this _____ day of _____, _____

Notary Public

SURVEYED FOR: JARROD WEST
 5550 US HIGHWAY 277
 ABILENE TEXAS, 79606
 GF#

SCALE 1" = 60'
 DETAIL: 1" = 30'
 (*)=RECORD CALL
 E=OVERHEAD ELECTRIC
 T=ELEC. TRANS.
 TP=TELE. PED.
 WM=WATER METER
 GM= GAS METER
 UPL= UNDERGROUND PIPE LINE
 ○ =FOUND REBAR
 ⊙ =FOUND PIPE
 □ =FOUND CONC. MON.
 ⊙ =SET REBAR W/CAP "ESTES 5003"
 - - - - - CONCRETE
 - - - - - FENCE



I HEREBY CERTIFY TO SECURITY
 ABSTRACT & TITLE COMPANY OF ABILENE,
 AND JARROD WEST
 THAT THIS PLAT REPRESENTS A SURVEY OF
 THE IMPROVEMENTS UPON
 0.765 OF AN ACRE OUT OF A 1.25 ACRE TRACT
 OUT OF THE
 THE WILLIAM BISHOP SURVEY NO. 43,
 TAYLOR COUNTY, TEXAS.

SURVEY EXAMINED AND ACCEPTED
 BY PURCHASER(S) / BORROWER(S)
Jarrod West
 DATE: 12/28/2016

THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN
 FENCE LINES ARE NOT ENTIRELY ON LOT LINES.
 THIS LOT IS NOT IN A SPECIAL FLOOD HAZARD AREA
 AS PER FIRM COMMUNITY *48441C0216F, 1-6-2012.

NOTE EASEMENTS:
 V-315, P-7, BLANKET EASEMENT, POSSIBLE LOCATION ON PLAT.
 V-412, P-378, BLANKET EASEMENT, NO VISIBLE SIGN ON THIS TRACT.
 V-485, P-505, BLANKET EASEMENT, NO VISIBLE SIGN ON THIS TRACT.
 V-487, P-37, DOES NOT AFFECT THIS TRACT.
 V-989, P-54, LOCATION ON PLAT
 V-1695, P-566, LOCATION ON PLAT.

