

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 6-3-25
Name of Affiant(s): Suzanne Hardin, Surick Investments, LLC - GF No. 1085
Address of Affiant: 1731 Brazos Bend Ave, Smithville, TX 78957 (mailing)
Description of Property: House, Acreage and Farm Buildings
County: Colorado, Texas
Date of Survey: 2-25-20

"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):

2 sheds on West Side of House by the Pond has been removed

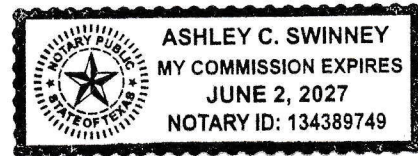
- 5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Suzanne Hardin</u> Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Richard Hardin</u> Affiant</p>
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SWORN AND SUBSCRIBED this 4th day of June, 2025

Ashley Swinney
Notary Public

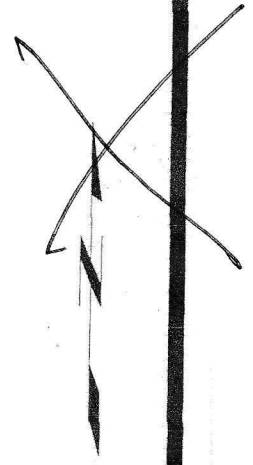
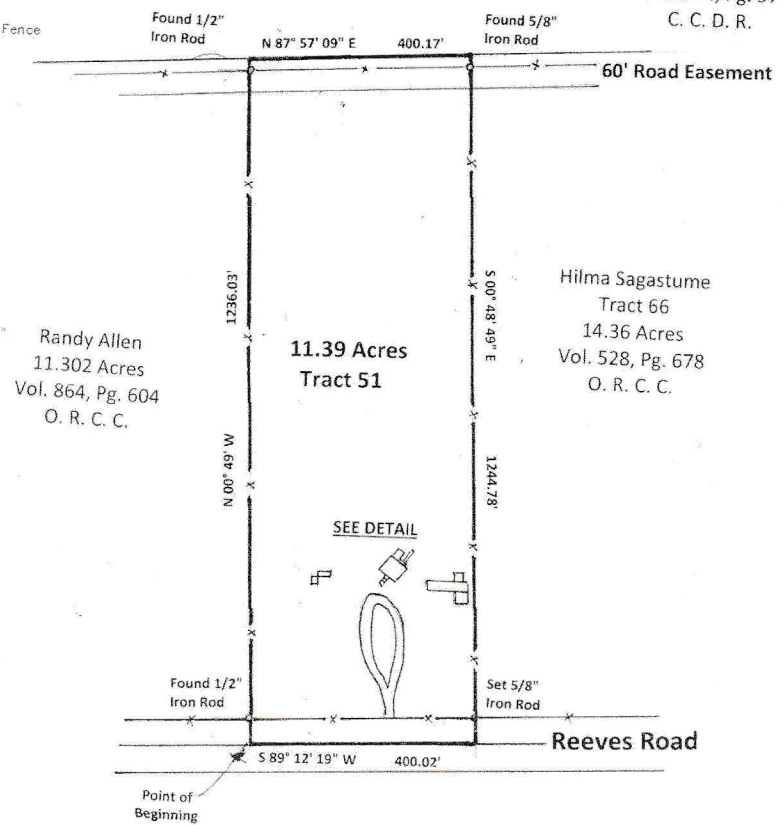


- LEGEND
- UE Utility Easement
 - AE Aerial Easement
 - WLE Water Line Easement
 - BL Building Line
 - CP Covered Porch
 - ROW Right of Way
 - IP Iron Pipe
 - IR Iron Rod
 - SSE Sanitary Sewer Easement
 - Board Fence
 - Wire Fence
 - Wrought Iron Fence

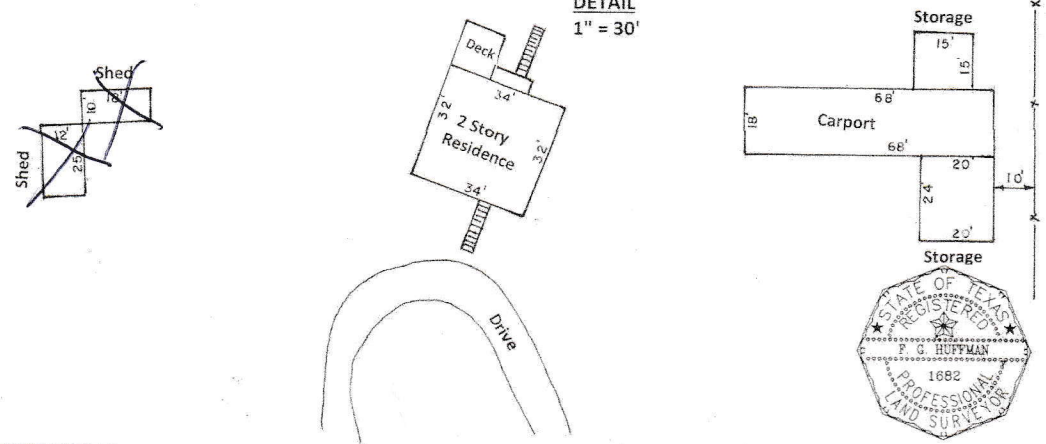
This property lies within Zone X as per the Flood Insurance Rate Map, COLORADO County, Community No. 480144, Panel No. 0550
 Suffix D Dated 2-4-11
 NOTE: Zone X indicates outside 100 year flood plain.
 Zone AE indicates within 100 year flood plain.

REVISIONS
 Bearing Reference
 GPS NAD88

Alis & Co.
 594.42 Acres
 Vol. 574, Pg. 97
 C. C. D. R.



DETAIL
 1" = 30'



Survey of 11.39 Acres in the John Cassady Survey Abstract No. 138 Colorado County, Texas

Scale 1" = 200'
 Date 2-25-20
 Job# 20-0213

I, F. G. Huffman, a Registered Professional Surveyor in the State of Texas; hereby certify to: OWNER
 that this plot was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.
 F. G. Huffman
 Reg. Professional Surveyor No. 1682

Susanne Hardin
 1085 Reeves Road
 Garwood, Texas

F. G. Huffman
 1026 Garden Oaks
 Columbus, Texas 78934
 Email: fghuffman@ecglobal.net



F. G. Huffman
Registered Professional Land Surveyor

F. G. Huffman
1026 Garden Oaks
Columbus, Texas 78934

281 447 7802

Job No. 20-0213

Exhibit 'A'
Metes and Bounds

DESCRIPTION of an 11.39 Acre tract of land in the John Cassady Survey, Abstract No. 138, Colorado County, Texas and being Tract 51 of the Sandy Creek Development Company Subdivision and being that same tract recorded in Vol. 842, Page 491, Official Records of Colorado County and more particularly described by metes and bounds as follows,

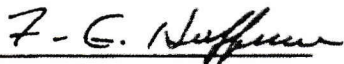
BEGINNING at a point in the center line of Reeves Road and being the Southwest corner of the tract herein described and the Southeast corner of the Randy Allen 11.302 Acre tract as recorded in Vol. 864, Page 602, O. R. C. C.,

THENCE, N 00° 49' W, passing at 30.00 feet a found 1/2" iron rod in the North Right of Way of Reeves Road and at a distance of 1216.77 feet a found 1/2" iron rod in a fence line and continuing a total distance of 1236.03 feet to the Northwest corner of the tract herein described and being in the North line of said John Cassady Survey,

THENCE, N 87° 57' 09" E, along the North line of said Cassady Survey, a distance of 400.17 feet to the Northeast corner of the tract herein described,

THENCE, S 00° 48' 49" E, along the common line of the Hilma Sagastume 14.36 Acre tract as recorded in Vol. 528, Page 678, O.R.C.C., passing at 23.45 feet a found 1/2" iron rod for reference and continuing a distance of 1244.78 feet to a 5/8" iron rod set in the North Right of Way of Reeves Road and continuing a total distance of 1244.78 feet to a point in the center line of Reeves Road for the Southeast corner of the tract herein described,

THENCE, S 89° 12' 19" W, along the center line of said Reeves Road, a distance of 400.04 feet to the POINT OF BEGINNING and containing 11.39 Acres.



F. G. Huffman
RPLS No. 1682

