

133 COUNTY ROAD 143  
 EDWARD LEE WRIGHT AND JONNIE SUE WRIGHT

I hereby certify to EDWARD LEE WRIGHT AND JONNIE SUE WRIGHT this plat shows the correct location of the improvements situated upon 8.780 acres of land out of a 13.63 acre tract recorded in Volume 1741, Page 588, Official Public Records, Taylor County, Texas out of the Northeast part of the George Hancock Survey No. 430, Taylor County, Texas. Said 8.780 acre tract being more particularly described as follows:

Beginning at a set 1/2" metal rebar on the South line of Taylor County Road 143 at the reestablished Northeast corner of said 13.63 acre tract for the Northeast corner of this tract, whence a found 5/8" metal rebar, for reference, on the East line of a 29.49 acre tract recorded in Volume 2225, Page 286, Official Public Records, Taylor County, Texas bears S89°52'47"E 719.90' and South 1.90' THENCE S00°23'49"E 1229.00' to a found 5/8" metal rebar at a 4" pipe fence corner post at the Southeast corner of said 13.63 acre tract for the Southeast corner of this tract; THENCE S88°07'23"W 480.77' to a found 3/8" metal rebar at the Southwest corner of said 13.63 acre tract for the Southwest corner of this tract.

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

Date: 4/22/2024 GF No. \_\_\_\_\_

Name of Affiant(s): Ed Lee Wright & Johnnie Sue Wright

Address of Affiant: 133 CR 143 Lawn TX 79530

Description of Property: 141- AC & Hm 133 CR 143, LAWN TX  
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.

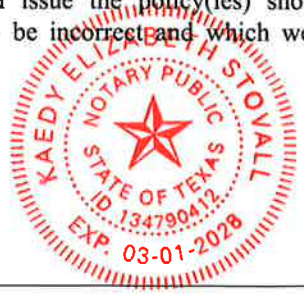
4. To the best of our actual knowledge and belief, since 01/03/2023 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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):  
Added 14'x50' RV covered area

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.

Ed Wright



SWORN AND SUBSCRIBED this 22nd day of April, 2024  
K Aedy Elizabeth Stovall  
Notary Public