

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

Date: 6/6/24 GF No. _____

Name of Affiant(s): FREDERICK CHARLES NEUBERGER, ELIZABETH A NEUBERGER

Address of Affiant: 106 KATY RANCH DR, WEATHERFORD, TX 76085

Description of Property: Acres: 2.050, Lot: 1, Blk: E, Subd: KATY RANCH AT FRIENDSHIP SPRINGS, Legal: Acres: 0.351, Abst: 1116, Survey: ROSE NANCY
County PARKER, 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 _____ 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.

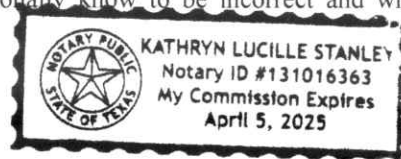
EXCEPT for the following (If None, Insert "None" Below:) Metal Barn & Flatwork & Fence

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.

FREDERICK CHARLES NEUBERGER

ELIZABETH A NEUBERGER



SWORN AND SUBSCRIBED this 6th day of June 2024,

[Signature]
Notary Public

(TXR-1907) 02-01-2010

Page 1 of 1

81'8" from
property line to
home

LOT
1

15' BL

30'X30' METAL
PARTY BARN &
LIVING
QUARTERS

PATIO

PATIO/CARPORT

FLATWORK

15' UTILITY
ESMT.

0.1'
OFF

OTE

ONE STORY
STONE & FRAME
(SEE DETAIL)

SEPTIC
TANK
LIDS



SEPTIC
TANK
LID



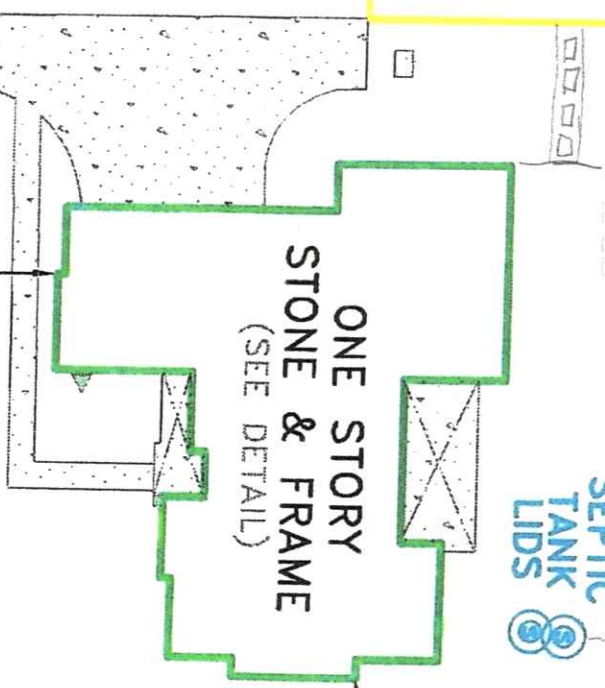
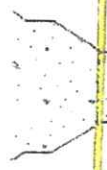
80.9'

15' UTILITY ESMT.

S 80°23'43" W

76.8'

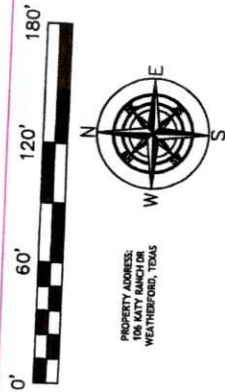
NORTH 261.95'



SURVEYOR'S NOTES:

1. All bearings shown hereon are correlated to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
2. This survey was prepared without the benefit of a copy of a commitment for title insurance.
3. The survey performed on the ground of the subject property and the preparation of a depiction of the results thereof, on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.
4. () Denotes record data.

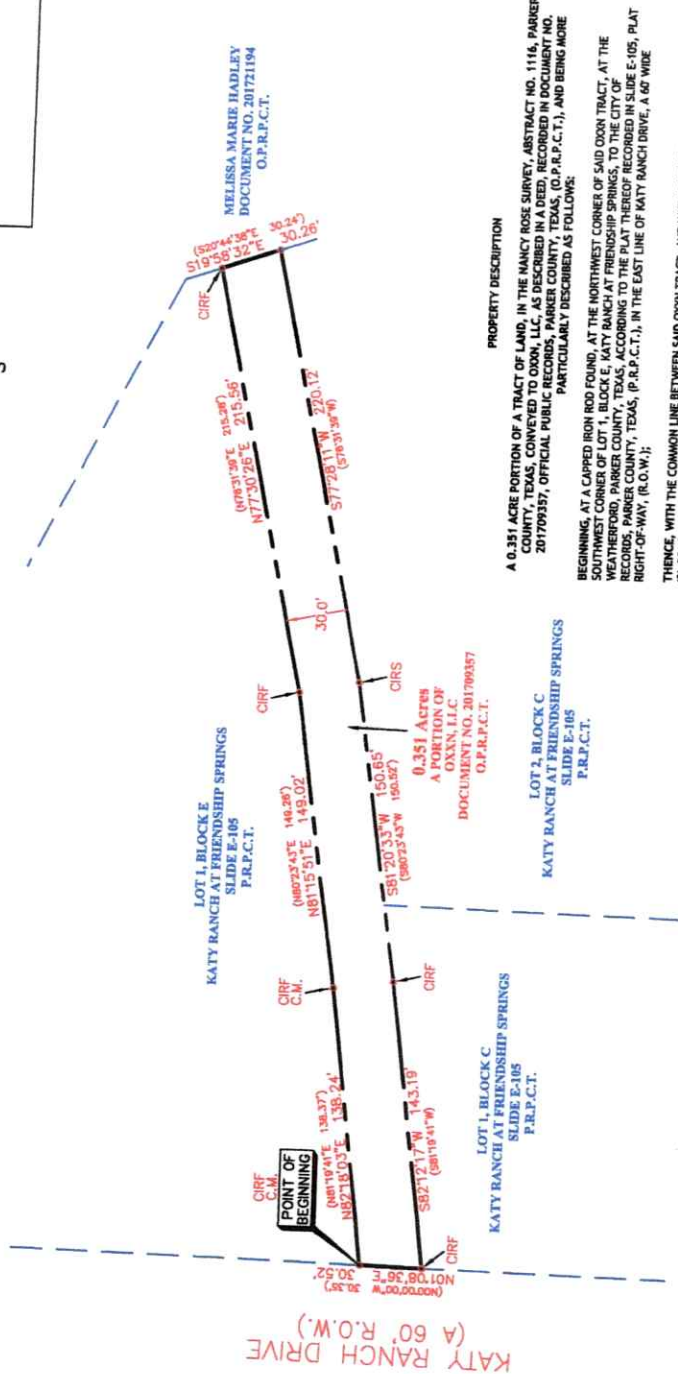
This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on September 14, 2022.



LEGEND OF ABBREVIATIONS
 Plat Records of Parker County, Texas
 Official Public Records of Parker County, Texas
 Capped Iron Rod Found
 Controlling Monument
 Capped Iron Rod Set, Stamped "GSI Surveying"

LEGEND OF SYMBOLS
 air conditioner
 borehole
 cable tv
 electric meter
 fence or handrail
 fire dept. connection
 fire hydrant
 fire lane
 guard rail
 grease trap
 bollard
 gas meter
 gas line
 utility pole anchor
 irrigation valve
 landscape or tree line
 landscape electric box
 landscape light
 light pole
 mailbox
 overhead utility lines
 sanitary sewer manhole
 storm drain manhole
 telephone manhole
 traffic signal pole
 utility clean out
 utility vault
 water valve
 water meter
 well

NOTE - SOME ITEMS IN THIS LEGEND MAY NOT PERTAIN TO THIS SURVEY EXHIBIT. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION AND VERIFICATION IS REQUIRED.



PROPERTY DESCRIPTION

A 0.351 ACRE PORTION OF A TRACT OF LAND, IN THE NANCY ROSE SURVEY, ABSTRACT NO. 1116, PARKER COUNTY, TEXAS, CONVEYED TO OXN, LLC, AS DESCRIBED IN A DEED, RECORDED IN DOCUMENT NO. 201709337, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS, (O.P.R.P.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID OXON TRACT, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK E, KATY RANCH AT FRIENDSHIP SPRINGS, TO THE CITY WEATHERFORD, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE E-105, PLAT RECORDS, PARKER COUNTY, TEXAS, (P.R.P.C.T.), IN THE EAST LINE OF KATY RANCH DRIVE, A 60' WIDE RIGHT-OF-WAY (R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID OXON TRACT, AND WITH SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 82° 18'07\" E, A DISTANCE OF 138.24 FEET, TO A CAPPED IRON ROD FOUND;
2. N 82° 18'07\" E, A DISTANCE OF 149.02 FEET, TO A CAPPED IRON ROD FOUND;
3. N 77° 30'25\" E, A DISTANCE OF 215.56 FEET, TO A CAPPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID OXON TRACT;

THENCE, WITH THE COMMON LINE BETWEEN SAID OXON TRACT, AND WITH SAID HADLEY TRACT, S 19° 38'32\" E, A DISTANCE OF 30.26 FEET, TO THE SOUTHEAST CORNER OF SAID OXON TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 2, BLOCK C, OF SAID KATY RANCH AT FRIENDSHIP SPRINGS;

THENCE, WITH THE COMMON LINE BETWEEN SAID OXON TRACT, AND WITH SAID LOT 2, AND WITH THE COMMON LINE BETWEEN LOT 1, BLOCK C, OF SAID KATY RANCH AT FRIENDSHIP SPRINGS, CONSEQUENTLY, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 77° 28'11\" W, A DISTANCE OF 180.12 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 81° 20'31\" W, A DISTANCE OF 150.12 FEET, TO A CAPPED IRON ROD FOUND;
3. S 82° 12'17\" W, A DISTANCE OF 143.19 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID OXON TRACT;

THENCE, WITH THE EAST LINE OF SAID KATY RANCH DRIVE, N 01° 08'36\" E, A DISTANCE OF 30.32 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.351 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON SEPTEMBER 14, 2022.

PRESENCE OF UTILITIES WARNING
 811 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or not completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.



09/15/2022

REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6084

GSI GEOMATIC SOLUTIONS, INC.
 PROFESSIONAL LAND SURVEYORS

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 Telephone: 817-487-8916, www.gsisurvey.com
 TBPELS Firm No. 10184400, SHELBY@GSI-SURVEY.COM
 Scale: 1"=40'
 Date: 09/14/2022 DWG: 2022896 SURVEY-001
 Drawn: OF
 Checked: SJH
 Job: 2022-896

SURVEY EXHIBIT SHOWING
 A 0.351 ACRE PORTION OF A TRACT OF LAND, IN THE NANCY ROSE SURVEY, ABSTRACT NO. 1116, PARKER COUNTY, TEXAS, CONVEYED TO OXN, LLC, AS DESCRIBED IN A DEED, RECORDED IN DOCUMENT NO. 201709337, OFFICIAL PUBLIC RECORDS, PARKER COUNTY, TEXAS