

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: _____ GF No. _____
Name of Affiant(s): Girl Scouts of Northeast Texas - Jennifer Bartkowski, CEO
Address of Affiant: 6001 Summerside Drive, Dallas, Texas 75252
Description of Property: 267 Hidden Acres Trail, Pottsboro, TX 75076
County Grayson, Texas
Date of Survey: September 18, 2019

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

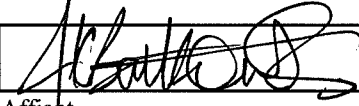

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

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.

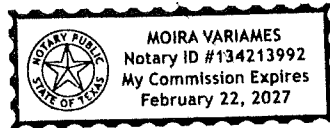
EXCEPT for the following (If None, Insert "None" Below):

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:</p> <p></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 2nd day of September, 2025.



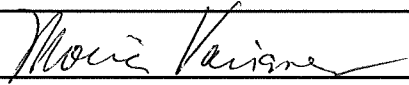

Notary Public

EXHIBIT "A"

Situated in the County of Grayson, State of Texas, being a part of the Matthew H. Harris Survey, Abstract No. 525, being a part of a 60 acre tract of land described in deed from Zelma Reed Phares to Earl Dutton, et ux, dated February 21, 1972, recorded in Volume 1211, Page 221, Deed Records, Grayson County, Texas, being the same 17.810 acre tract of land conveyed by Earl Dutton and Fay Dutton to William (Billy) Arnold Blake, Jr., and Kathy Powell Drake by deed dated June 1, 1995, recorded in Volume 2400, Page 362, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found 3/8 inch rebar in an old County Road, (not currently maintained by county), on the east line of said 60 acre tract, a west line of a 71.15 acre tract of land conveyed by Thelma Helen Pomarantz to Stanley D. Pomarantz, et al by deed dated January 9, 1998, recorded in Volume 2607, Page 158, Official Public Records, Grayson County, Texas, said rebar maintaining the southeast corner of said 17.810 acre tract, the northeast corner of a 24.90 acre tract of land conveyed by Charles L. Jennings to Albert M. Staley, et ux by deed dated August 13, 1999, recorded in Volume 2867, Page 885, Official Public Records, Grayson County, Texas;

THENCE South 89 degrees 51 minutes 29 seconds West, with the north line of said 24.90 acre tract, at a distance of 11.00 feet passing a found 1/2 inch rebar inside an iron pipe on the west side of said road, and continuing for a total distance of 957.07 feet to a set 1/2 inch rebar for the northwest corner of said 24.90 acre tract, on the west line of said 60 acre tract, an east line of United States of America Property, said rebar being 4.1 feet west of a north/south fence;

THENCE North 02 degrees 14 minutes 00 seconds East, with the west line of said 60 acre tract, an east line of said United States of America Property, a distance of 810.61 feet to a found 3/8 inch rebar maintaining the southwest corner of a 6.044 acre tract of land conveyed by Steve Lee Delavern to Gayle Hammond and Sandra Hammond by deed dated December 21, 1996, recorded in Volume 2514, Page 146, Official Public Records, Grayson County, Texas, said rebar being approximately 3 feet west of said north/south fence;

THENCE North 89 degrees 51 minutes 29 seconds East, with the south line of said 6.044 acre tract, a distance of 958.72 feet to a found 3/8 inch rebar maintaining the southeast corner of said 6.044 acre tract, in the above mentioned county road, and on the east line of said 60 acre tract, the west line of a 10.00 acre tract of land conveyed by the Veterans Land Board of the State of Texas to Herman Donald Beshears and Karin L. Beshears by contract of sale and purchase dated June 3, 1998, recorded in Volume 2656, Page 760, Official Public Records, Grayson County, Texas;

THENCE South 02 degrees 20 minutes 59 seconds West, with the east line of said 60 acre tract, the west line of said 10.00 acre tract, passing its southwest corner, the northwest corner of the above mentioned 71.15 acre tract, and continuing with a west line of said 71.15 acre tract for a total distance of 810.68 feet to the Place of Beginning and containing 17.81 acres of land more or less.