

# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 4/18/25

GF No. \_\_\_\_\_

Name of Affiant(s): Wesley A. Goenawein Jr,

Address of Affiant: 271 Bent Oak Dr, Pottsboro TX 75076

Description of Property: SUMERLIN GO 0947 ACRES 1.54, SUMERLIN GO 0947 ACRES 20.0

County Cooke, Texas

Date of Survey: Jan. 17, 2006

"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):

Shop / Barn + concrete driveway, not  
near boundaries, well not near boundary

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.

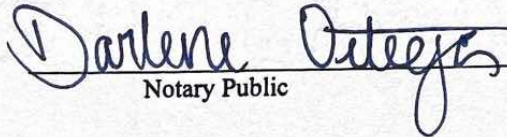


6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

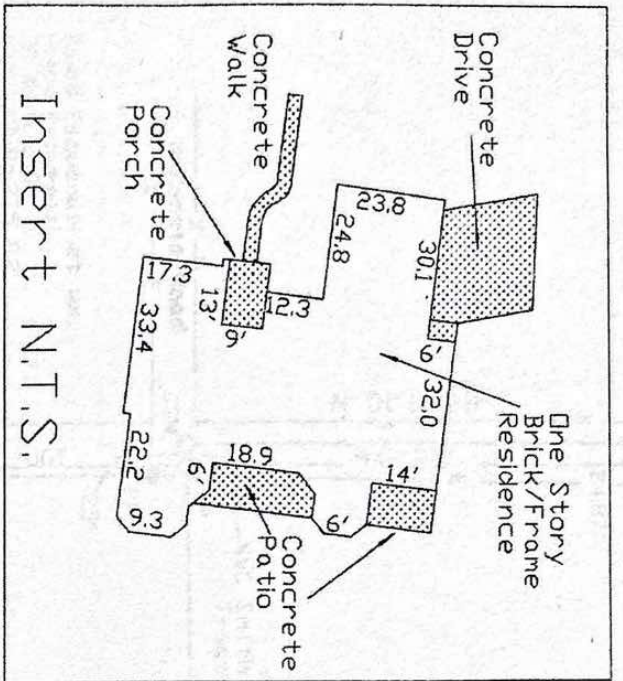
<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u></u></p> <p>Affiant <b>Wesley A. Goenawein Jr</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 18 day of April, 2025



  
Notary Public





Insert N.T.S.

Elmer A. Defrese  
Kathleen M. Defrese  
03 December 2004 (2,936 ac)  
Vol.1344 Pg.47 D.R.

Pedro E. Estorquie JR. et ux,  
Suzette E. Estorquie  
27 July 2000  
Vol.1105 Pg.549 D.R.

Cooke County Road No.203

N 01°14'28"E 140.40'

1081.35'

UGT 539.08'

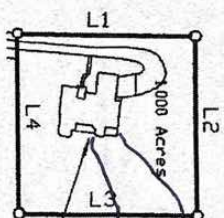
DH Electric Line

Gravel Drive  
S 89°39'24"E 609.62'

1.961 Acres

Ingress and Egress Easement  
0.532 acres

PDB



Patrick Thompson et ux  
Francine Thompson  
11 March 2005 (23,499 ac)  
Vol.1359 Pg.07 D.R.

WEST

No Fence

East

1904.83'

1575.21'

368.84'  
394.61'

East 1559.19'

No Fence

N 04°43'09"E

Patent 13 June 1860, Vol.05 Pg.133 D.R.

G.D. Summerlin Survey Abst.No.947

SSM in WFCP

S 88°56'24"E 914.04'

Old Barbed Wire Fence

WFP

S 81°47'

Robert E. Lee  
28 Nov. 1969  
(452 1/2 Acres)  
Vol.512 Pg.255 D.R.

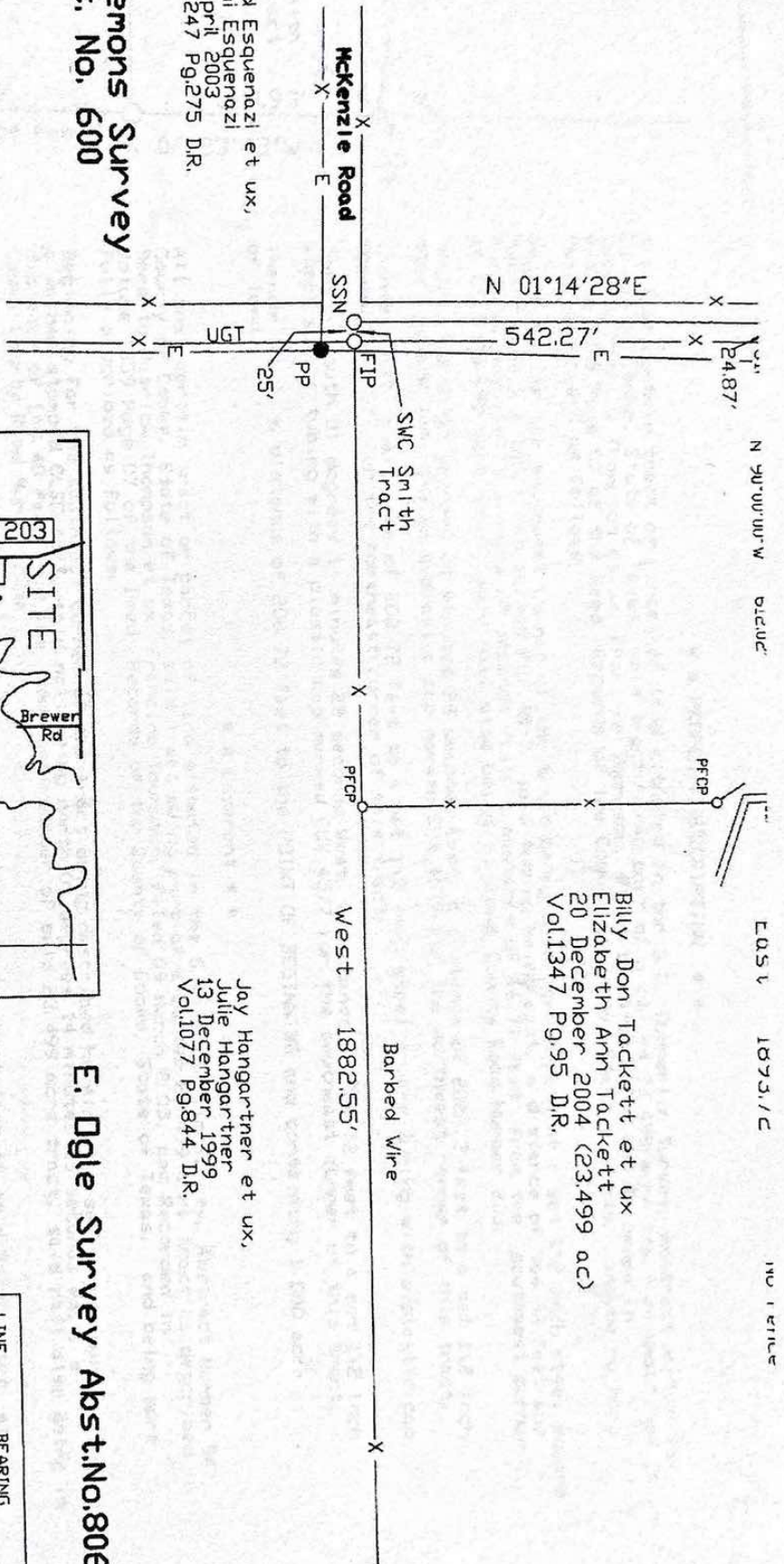
*Concrete Driveway*  
*Well*



Jay Hangartner et ux,  
Julie Hangartner  
13 December 1999  
Vol.1077 Pg.844 D.R.

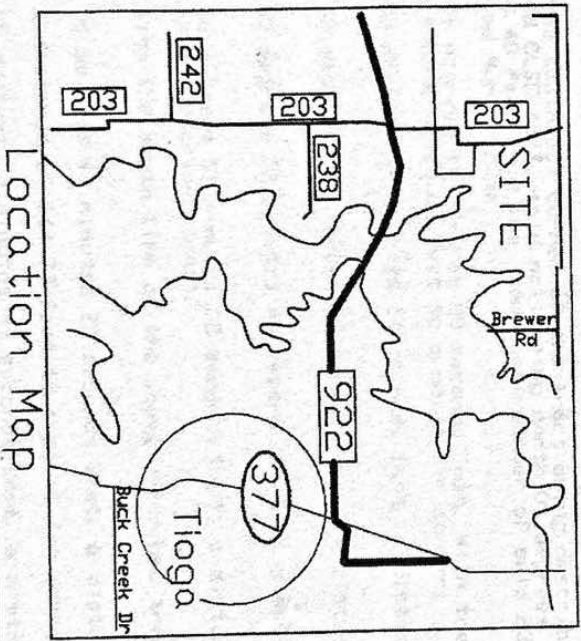
Billy Don Tackett et ux  
Elizabeth Ann Tackett  
20 December 2004 (23.499 ac)  
Vol.1347 Pg.95 D.R.

E. Ogile Survey Abst.No.806

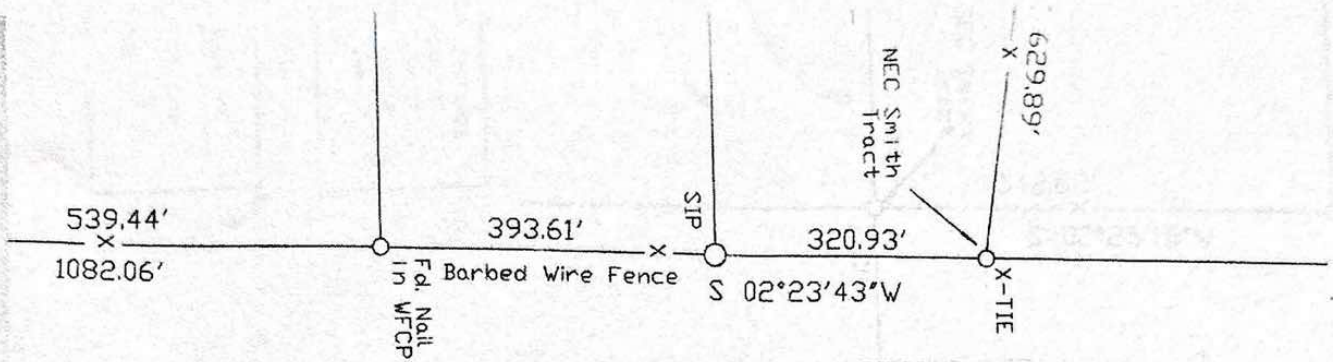


LINE	BEARING
L 1	N 01°14'28"E
L 2	S 90°00'00"E
L 3	S 01°14'28"W
L 4	N 90°00'00"W

**\*\* Basis of Be**  
Course along  
Daniel Smith  
Vol. 327 Pg. 24







## \*\* PROPERTY DESCRIPTION \*\*

Beginning for the southwest corner of the tract being described herein at a set 1/2 inch steel square tubing with a plastic cap marked CDX 4577, said tubing being east, a distance of 964.63 feet and north 01 degrees 14 minutes 28 seconds east, a distance of 66.71 feet from the southwest corner of said 23.499 acre tract, said nail also being in Cooke County Road Number 203;

\*\*\* Easement \*\*\*

fully described as follows:

Beginning for the southwest corner of the tract being described herein at a set survey mark nail with a washer stamped CLSC 4577, said nail being north 01 degrees 14 minutes 28 seconds east, a distance of 140.40 feet from the southwest corner of said 23.499 acre tract, said nail also being in Cooke County Road Number 203;

Thence North 01 degrees 14 minutes 28 seconds East, with the West line of said Smith tract, along said road, a distance of 15.00 feet to a point for corner;

Thence: South 89 degrees 54 minutes 14 seconds East, a distance of 649.10 feet to a point for said road, a distance of 100.00 feet to the intersection of said road and the road to the corner of the lot for

South 10 degrees 07 minutes 49 seconds East, a distance of 113.60 feet to a point for

corner)  
Thence: South 85 degrees 32 minutes 48 seconds East, a distance of 288.86 feet to a point for corner)  
corner)

corner)  
Thence: North 06 degrees 53 minutes 32 seconds East, a distance of 47.02 feet to the southwest corner of the above described tract,

corner of the above described tract, a distance of 30.00 feet to a point for Thence East, with the south line of the above described tract, a distance of 30.00 feet to a point for corner)

corner)  
Thence: South 06 degrees 43 minutes 20 seconds West, a distance of 67.16 feet to a point for corner;  
distance of 144.73 feet to a point for corner;

Thence! West, a distance of 144.73 feet to a point for corner!  
Thence! North 85 degrees 32 minutes 46 seconds West, a distance of 196.15 feet to a point for

Thence: North 10 degrees 04 minutes 39 seconds West, a distance of 126.03 feet to a point for corner)

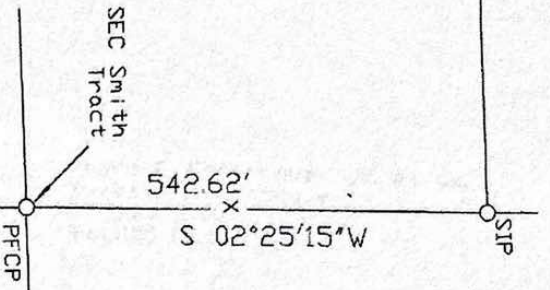
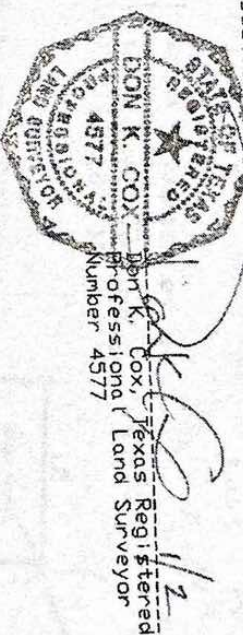


THESE PLATS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT OF RECORDING AND CONTAINING 0.532 ACRES OF LAND.

The undersigned does hereby State to Pat and Fran Thompson that the map or plat is based upon an on the ground survey, dated 17 January 2006, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying; and that said property has access to a roadway unless otherwise noted.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Pat and Fran Thompson and Cox Land Surveying Corp., and IS NOT to be used in any other transactions and the COPY RIGHTS ARE RESERVED.

17 January 2006

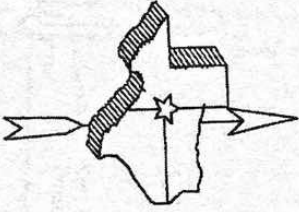


DISTANCE  
208.72'  
208.72'  
208.72'  
208.72'

ings \*\*  
th line  
J.R.



Scale  
1" = 200'



FLOOD STATEMENT:  
I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Texas, Community Panel Number 480/55 effective date of 18 October 1994 and that map indicates that this property is not within Zone A (Special Flood Hazard Area) as shown on Panel Number 0012-A of said map.  
This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on any occasion. Floods can and will occur and will result in property on the part of the surveyor. This flood statement shall not create liability on the part of the surveyor.

# COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233  
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com  
Gainsville 940-612-Land McKinney 469-952-5070 Denton 940-381-5070

4844 CR 203

1,000 Acres in the  
G.D. Summerlin Survey Abst.No.947  
County of Cooke  
State of Texas

Registered Professional  
Land Surveyors Seal

Drawn by: MJC  
Check by: DKC

Job No.  
05-7322

Date: 17 January 2006