

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

Date: 5-31-16 GF No. _____

Name of Affiant(s): _____

Address of Affiant: 152 Stockton Pt

Description of Property: 152 Stockton Pt, Keene TX
County Navarro, 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.

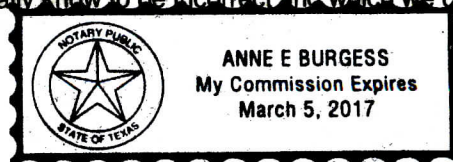
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 June 11, 2003 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 two (2) level deck

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.



R. D. Dube
Kathleen Dube
SWORN AND SUBSCRIBED this 31 day of May, 2016

[Signature]
Notary Public

(TAR- 1907) 02-01-2010

Re/Max of Corsicana, 806 West 7th Ave Corsicana, TX 75110
Phone: 903.874.0007

Fax: 903.874.3760

Julie Teel

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Sellers Disclosures

SWEETWATER RANCH

LOT 19, PHASE I

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NO. 19 OF SWEETWATER RANCH SUBDIVISION, PHASE I, IN NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 21, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



○ = 1/2" FIR

60' ROAD

ELEC. BOX

R = 60.00'
D = 48°56'29"
T = 27.31'
L = 51.25'
CH = 49.71'
CB = N67°14'14"E

LOT 20

LOT 18

LOT 19

WHITE ROCK DRIVE

PLATTED 320' ELEV. TCWC FLOOD

318' ELEV. 100 YEAR FLOOD PLAIN BY GRAPHIC PLOTTING

NOTE: ALL BEARINGS AND DISTANCES ARE CALL AND ACTUAL.

| TANGENT | BEARING | LENGTH |
|---------|-------------|---------|
| T1 | S61°00'00"W | 120.00' |
| T2 | N65°00'00"W | 15.00' |
| T3 | N09°00'00"W | 15.00' |
| T4 | S45°00'00"W | 15.00' |
| T5 | S02°00'00"W | 25.00' |
| T6 | S86°00'00"W | 27.50' |
| T7 | S86°00'00"W | 27.50' |

RET. WALL/WALK

BOAT DOCK

PLATTED 315' ELEV.

RICHLAND-CHAMBERS RESERVOIR

SCALE: 1" = 50'
COUNTY: NAVARRO
ACREAGE: 0.77 AC

SURVEY: ELIJAH POWERS A-633
DESCRIPTION: VOL. 7, PG. 21
SURVEYED FOR: RAY DUBE

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the result of a land survey made under my direction and supervision. To the best of my knowledge and belief, there are no apparent intrusions or projections other than shown on plat. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category II Survey. This the 11 Day of JUNE, 2003.

HEARN SURVEYING ASSOCIATES

FLAME OFFICE CENTER
ATHENS, TX 75751
(903) 675-2858

1-800-432-7670

Mark Ferrell, Registered Professional Land Surveyor
Number 4373

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

Building Sketch

| | | | | | | | |
|------------------|-----------------------|--------|---------|-------|-------|----------|-------|
| Borrower/Client | Ray and Kathleen Dube | | | | | | |
| Property Address | Lot 19 Stockton Point | | | | | | |
| City | Kerens | County | Navarro | State | Texas | Zip Code | 75144 |
| Lender | Cedar Creek Bank | | | | | | |

