

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: May 9, 2013

GF No. _____

Name of Affiant(s): Larry and Andra Gates

Address of Affiant: 5858 County Road 4608, Athens, TX 75752

Description of Property: Vacant Waterfront Lot

County Henderson, 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

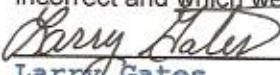
4. To the best of our actual knowledge and belief, since _____ there have been no:

- 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. conveyance, 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. 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 the Title Company or the title insurance 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.



Larry Gates



Andra Gates

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TAR- 1907) 5-01-08

Exit Realty Pro 1445 S. Buffalo Canton, TX 75103

Phone: 903-567-7777

Fax: 903-567-7774

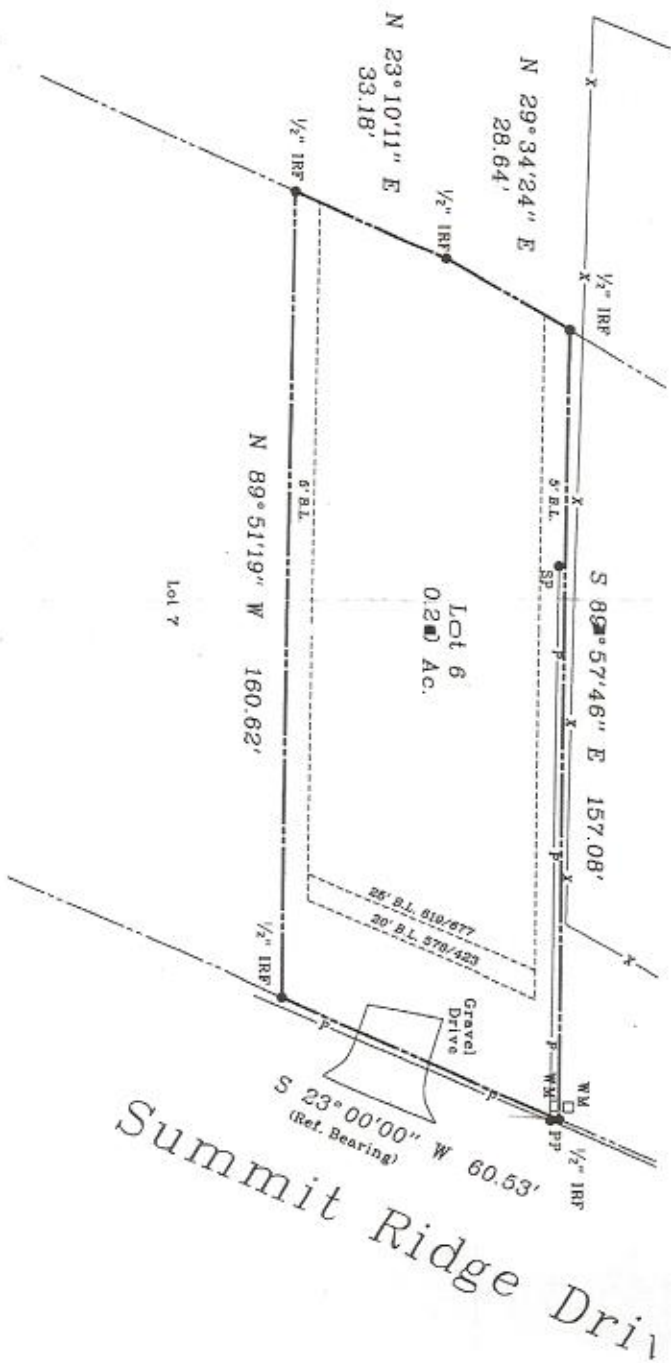
Debbie Murdock

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Cedar Creek Lake

Shoreline

Actual 322' E



This property is subject to Rules, Regulations, and Zoning Ordinances imposed by the city of Gun Barrel City, Texas.

This survey was performed without the benefit of a current title commitment. There may be matters affecting this tract that a title commitment would reveal. The undersigned has not performed a title and/or easement search and assumes no liability for such matters.

This is a surface or above ground survey. No attempt to locate underground utilities or structures of any kind has been made.



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Lot No. 6
Block No.
LAND TITLE SUR
Addition: Pleasure Land Estates, Section Three
Volume 6 Page 53 Cabinet C Slide 53 of the Plat
Address: 126 Summit Ridge Drive, Gun Barrel City, Texas
1. Gary L. Hardin, R.P.L.S., 4207, do hereby certify that the plat shown herein accurately represents the results of an on the ground survey made under my direction and supervision during the month of June, 2008 and all corners are as shown herein and there are no visible encroachments, conflicts or protrusions other than those shown.
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.

Gary L. Hardin Registered Professional Land Surveyor