

**T-47 Residential Real Property Affidavit**

(May be Modified as Appropriate for Commercial Transactions)

Date: 6/29/2017 GF No. \_\_\_\_\_

Name of Affiant(s): Neil + Belinda Barston

Address of Affiant: 406 Moonlight Dr. Corsicana TX 75109

Description of Property: Lot 34 Starcrest Estates

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 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.

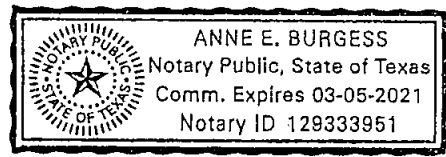
4. To the best of our actual knowledge and belief, since 8-19-03 there have been no:  
 a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
 b. changes in the location of boundary fences or boundary walls;  
 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): We added the Boat House

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.

Neil B. Barston  
Belinda Barston



SWORN AND SUBSCRIBED this 29 day of June, 2017

[Signature]  
 Notary Public

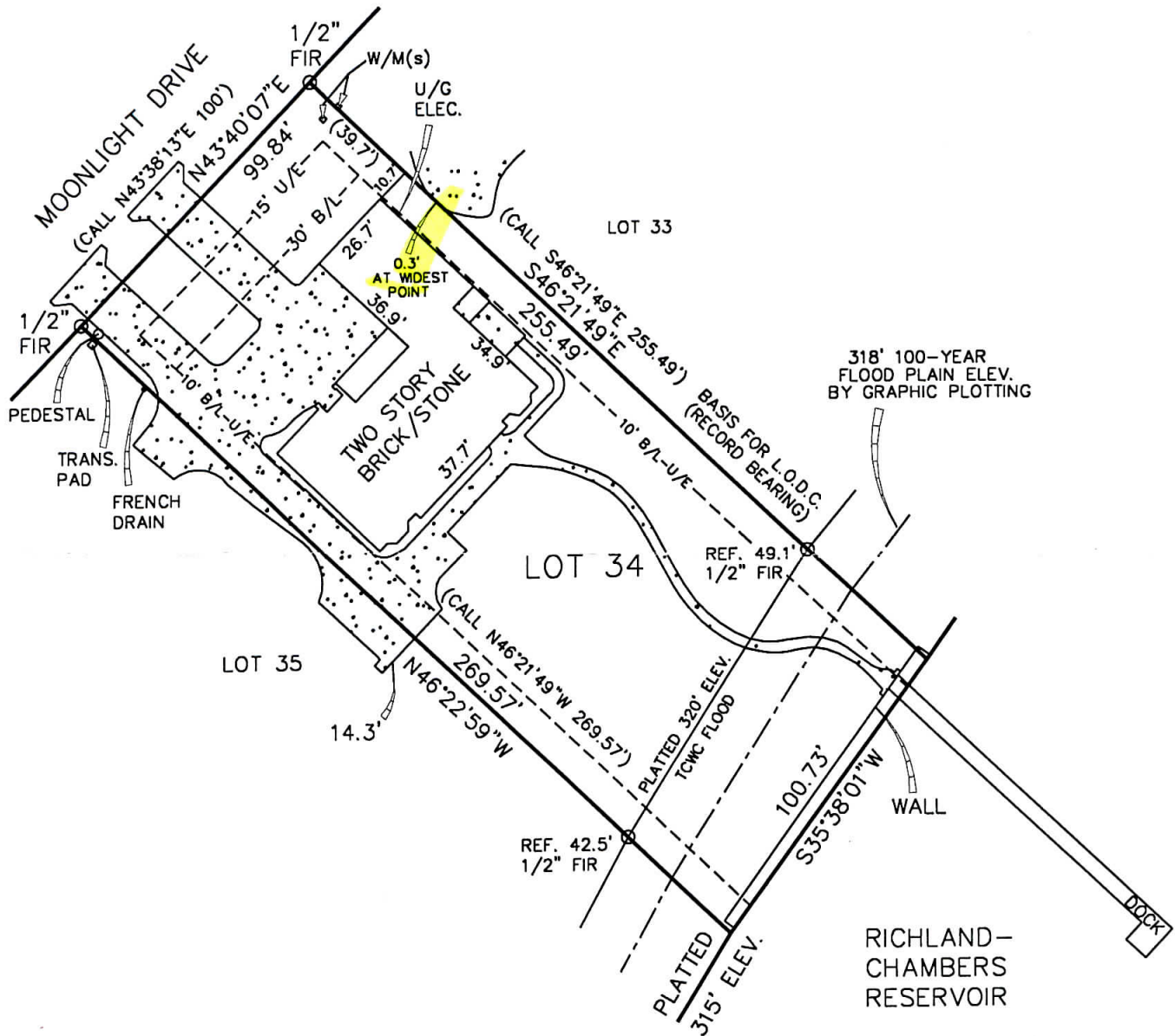


# STARCREST ESTATES

## LOT 34, PHASE I

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 35, STARCREST ESTATES, PHASE I, A SUBDIVISION IN NAVARRO COUNTY, TEXAS, AS SHOWN IN PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 7, PAGE 23, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

RESTRICTIONS: 1433/35



SCALE: 1" = 50'  
COUNTY: NAVARRO  
ACREAGE: 0.60 AC

SURVEY: W.T. MALONE A-530  
DESCRIPTION: VOL. 7, PG. 23  
SURVEYED FOR: NEIL BARSTOW

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 an on-the-ground survey made under my direction and supervision. For the best of my knowledge and belief, there are no apparent intrusions or encroachments other than shown on plat. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category II, Condition II Survey. This the 26 Day of DECEMBER, 2002.

MARK FERRELL

UPDATE IMPROVEMENTS AUGUST 19, 2003

**HEARN SURVEYING ASSOCIATES**

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

1-800-432-7670

Mark Ferrell 4373  
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.

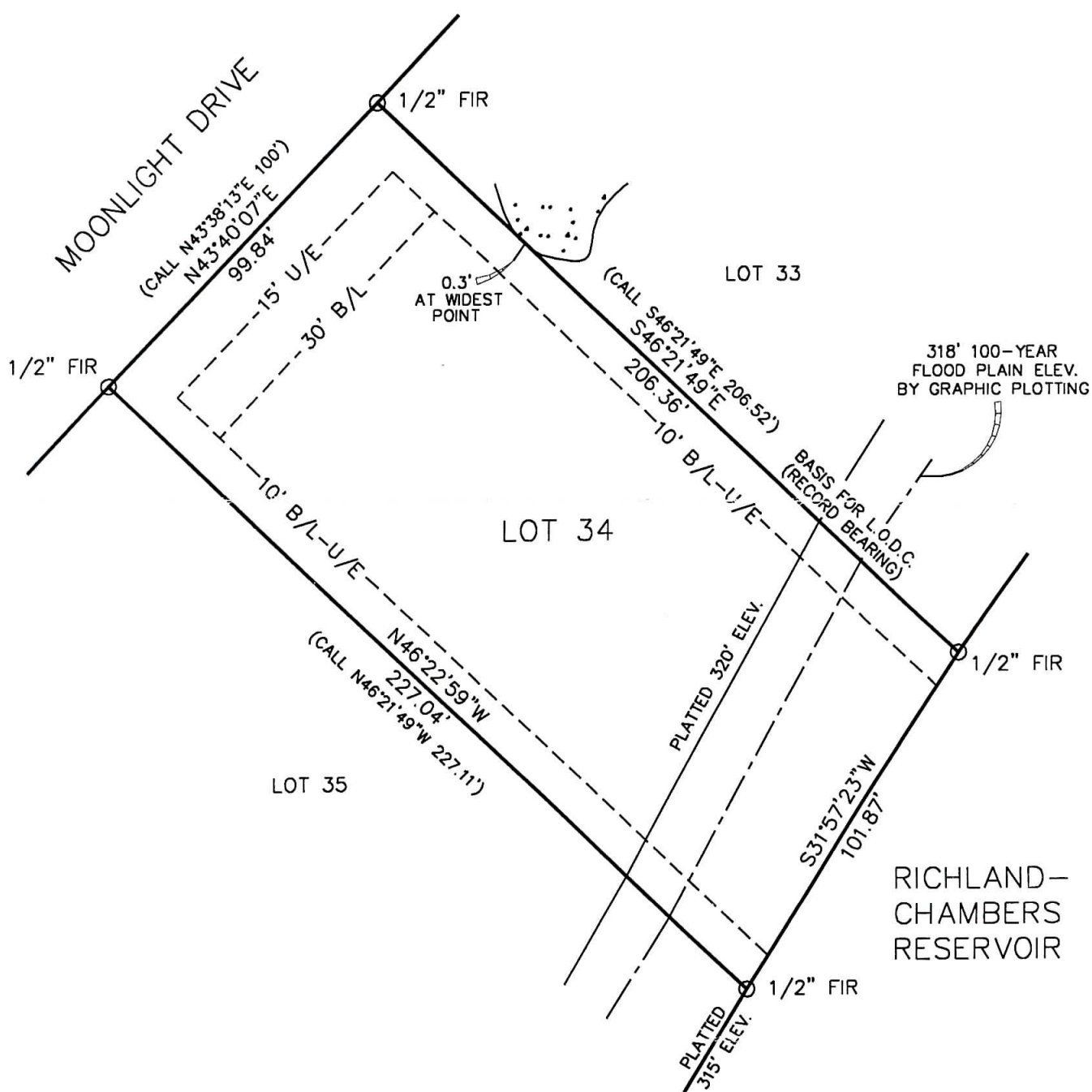


# STARCREST ESTATES

## LOT 34, PHASE I

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 35, STARCREST ESTATES, PHASE I, A SUBDIVISION IN NAVARRO COUNTY, TEXAS, AS SHOWN IN PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 7, PAGE 23, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

RESTRICTIONS: 1433/35



SCALE: 1" = 40'  
COUNTY: NAVARRO  
ACREAGE: 0.50 AC

SURVEY: W. T. MALONE A-530  
DESCRIPTION: VOL. 7, PG. 23 PLAT  
SURVEYED FOR: KEN HELTON

I, Mark Ferrell, Registered Professional Land Surveyor 4373, do hereby certify that the above survey plat and notes of even date represent the results of an on the ground survey made under my direction and supervision. To the best of my knowledge and belief, there are no apparent intrusions or protrusions other than shown on plat. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category I-A Condition II Survey. This the 26 Day of DECEMBER, 2002.

**HEARN SURVEYING ASSOCIATES**

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

1-800-432-7670

Mark Ferrell  
Registered Professional Land Surveyor  
Number 4373

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