

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

Date: 3/13-18 GF No. _____

Name of Affiant(s): Joyce Gleason

Address of Affiant: 15130 SAPPHIRE LANE

Description of Property: 15130 SAPPHIRE LANE

County VALARDO, 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.

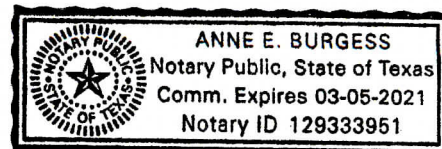
4. To the best of our actual knowledge and belief, since July 15, 2008 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): Added detached garage

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.

Joyce Gleason



SWORN AND SUBSCRIBED this 14 day of March, 2018

Anne E. Burgess
Notary Public

(TAR- 1907) 5-01-08

Page 1 of 1

PLAT OF SURVEY

LOT NO. 21 OF AZURE BAY SECTION TWO
VOLUME 7, PAGE 1 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS
ADDRESS: 15130 SAPPHIRE LANE STREETMAN, TEXAS

This tract is subject to Restrictions recorded in Vol. 1346, Pg. 647, Vol. 1346, Pg. 661, Vol. 1373 Pg. 893, Vol. 1425, Pg. 430 & Vol. 1428, Pg. 141 of the Deed Records of Navarro County, Texas.

This tract is subject to blanket easements to The Texas Company recorded in Vol. 287, Pg. 8 and Vol. 285, Pg. 107.

This tract is subject to a blanket easement to Forest Grove Inc., recorded in Vol. 1231, Pg. 24.

This tract is subject to blanket easements recorded in Vol. 1346, Pages 547, 565, 575, 586, & 600.

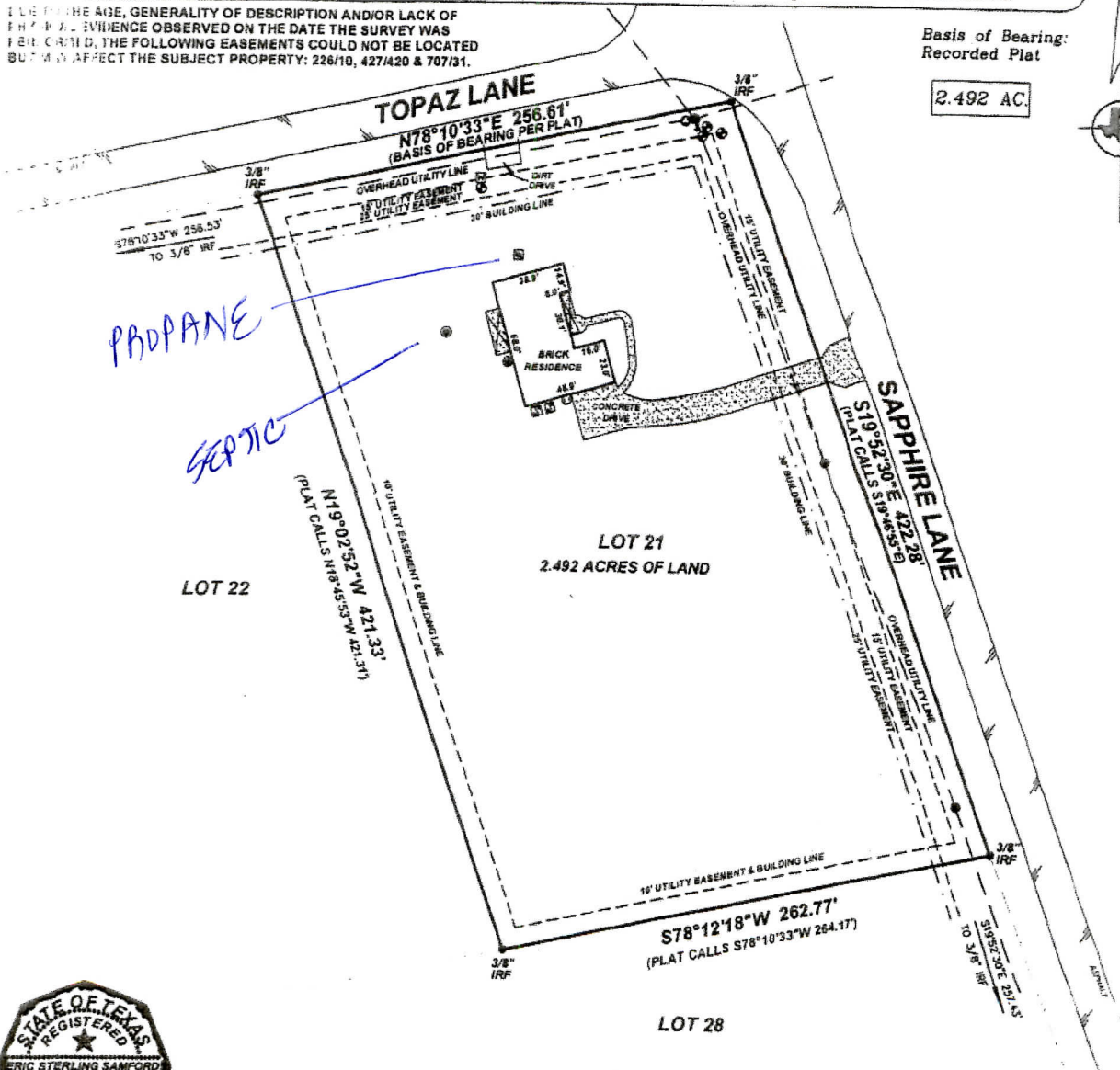
The following easements do not appear to affect this tract: 980/106, 1187/509, 1197/807, 1231/169 & 1346/534.

This is a surface survey only. No attempt was made to locate any subsurface utilities.

BECAUSE OF THE AGE, GENERALITY OF DESCRIPTION AND/OR LACK OF PHYSICAL EVIDENCE OBSERVED ON THE DATE THE SURVEY WAS FIELD CARRIED, THE FOLLOWING EASEMENTS COULD NOT BE LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY: 226/10, 427/420 & 707/31.

Basis of Bearing:
Recorded Plat

2.492 AC.



- ☐ UNDERGROUND PROPANE TANK
- ☐ AIR CONDITIONER
- ☐ WATER METER
- ☐ GUY ANCHOR
- ☐ PVC
- ☐ SEPTIC
- ☐ UNDERGROUND ELECTRIC
- ☐ TELEPHONE PEDISTAL
- ☐ WATER VALVE
- ☐ IRON ROD ROUND
- ☐ UTILITY POLE

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of July 2008 and all corners are as shown herein and there are no visible easements, encroachments, conflicts or protrusions other than those shown. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.P. No. 4268319 of Public Records of Navarro County. 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. This certification is not a representation of warranty of title or a guarantee of ownership.

DATE: JULY 15, 2008 SCALE: 1" = 80'

LOT NO. 21 OF AZURE BAY SECTION TWO

W. O. 8-08-0142

DRAWN BY: ESS

PLR: SMITH

SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 491

GROESBECK, TEXAS 76642
(254) 729-3841

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885