

Plat of Survey

944 La Vista Drive

Lot 10-C, N.C.B. 1540-J, Villas of Hollytree

Addition of Seventh Amending Plat

Cabinet F, Slide 34-B, Smith County Plat Records

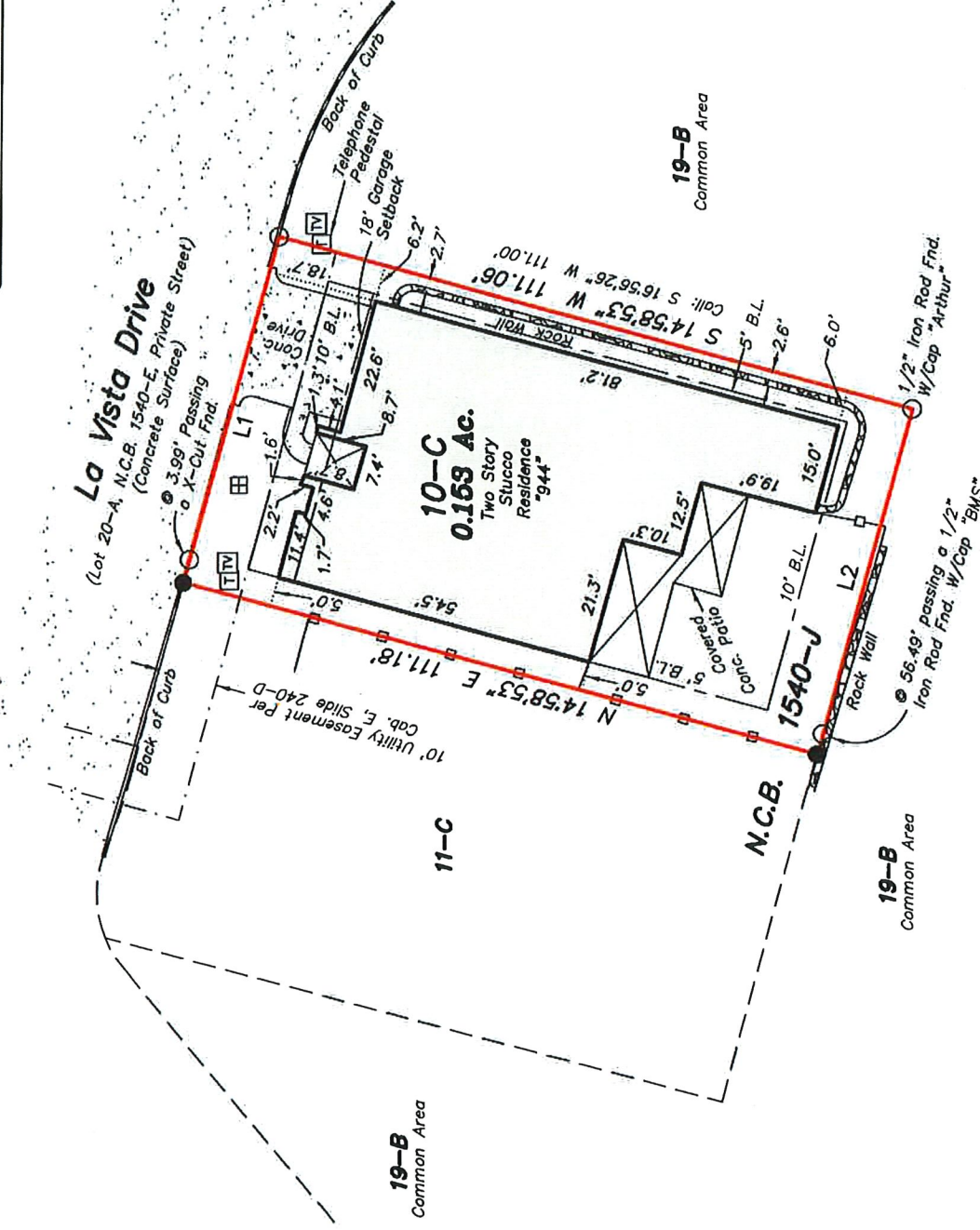
John Hope Survey, Abstract No. 443

City of Tyler, Smith County, Texas

Buyer/Borrower: James P. Ingle and Nita Ingle

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Legend	
○	1/2" Iron Rod Found Unless Otherwise Noted
●	Mag Nail Set
⊗	Utility Pole
—	Overhead Power Line
—	Wood Privacy Fence
□	Cable Pedestal
⊞	Telephone Pedestal
⊞	Water Meter
⊞	Electric Box (Flush)
⊞	Control Monument (C.M.)



Line Table (Actual)

LINE	BEARING	DISTANCE
L1	S 74°48'47" E	60.00'
L2	N 74°55'21" W	60.00'

Line Table (Call)

LINE	BEARING	DISTANCE
L1	S 73°03'34" E	60.00'
L2	N 73°03'34" W	60.00'



To the best of my knowledge the plat hereon is a true, correct representation
of the property as determined by survey, the lines and dimensions of said
property were found to be as indicated by plat: the size, locations and types
of improvements are shown. There are no conflicts except as shown. This plat
is valid only if signed in blue ink with an accompanying RPLS Seal.
Plat Date: August 10, 2022.



Homeland Title
GF# 01-223870JM
FB 517/62
FBD 7/27/2022
Job No. 22-0966

STEVEN J. FREEMAN, II
REGISTERED PROFESSIONAL LAND
SURVEYOR No. 6339

FREEMAN
SURVEYING & MAPPING LLC

T.B.P.E.L.S. FIRM NO. 10194523
10763 County Road 127, Suite D, Flint, Texas 75762
VOICE (903) 504-5314 CELL (903) 520-1890
www.fsmsurvey.com office@fsmsurvey.com

The survey shown hereon is for the transaction under G.F. No. 01-223870JM and
is not valid for use in any other transaction involving the above referenced property.

Basls of Bearings: This survey is related to the Texas State Plane
Coordinate System NAD 83 (2011), Texas North Central Zone (4202),
U.S. Survey Feet from the TopNET VRS Network System.

Restrictions: Cabinet E, Slide 240-D; Cabinet F, Slide 34-B;
2008-R00007143; 2008-R00016890; 2012-00004496;
2013-R0010968; 202101039265 and 202201019711.

The following documents do not appear to apply to the subject tract:
Instrument No. 2007-R00036305 and Instrument No. 2008-R00003085.

There may be underground utilities on or near the subject tract.
It is the contractor's and/or landowner's responsibility to verify the
location of the underground utilities before any excavation is done.

Flood Plain Statement: According to FIRM Map Panel No. 48423C0365D,
dated April 16, 2014, the subject tract appears to lie within Zone "X",
areas determined to be outside the 0.2% annual chance floodplain.

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

Date: June 5, 2024 GF No. _____

Name of Affiant(s): James Paul Ingle, Jr., Nita Peterson Ingle

Address of Affiant: 944 La Vista Dr., Tyler, TX 75703

Description of Property: Lot 10-C, New City Block 1540-J, Villas of Hollytree Addition

County Smith, 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 _____, 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 August 2022 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): None

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

James Paul Ingle, Jr.

Nita Peterson Ingle

SWORN AND SUBSCRIBED this 5th day of August, 2024

Starla A Evans

Notary Public

State of Texas

(TXR-1907) 02-01-2010

