

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: June 17, 2026 GF No. _____
 Declarant: Michael L. Payne & Janet R. Payne
 Description of Property: Lot 1, Block 1, Eagles Bluff Section #5 (Lake Palestine)
 County Cherokee, Texas
 Date of Survey: August, 2021

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

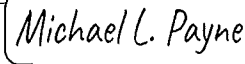
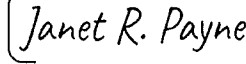
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Michael L. Payne</u>. My date of birth is _____. and my address is <u>268 Heritage Way, Bullard,</u> <u>TX 75757</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Cherokee</u> County, State of <u>Texas</u>, on the <u>17th</u> day of <u>June</u>, <u>2026</u>. Signed: Authentisign  06/17/26 Declarant <u>Michael L. Payne</u>	My name is <u>Janet R. Payne</u>. My date of birth is _____. and my address is <u>268 Heritage Way, Bullard,</u> <u>TX 75757</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Cherokee</u> County, State of <u>Texas</u>, on the <u>17th</u> day of <u>June</u>, <u>2026</u>. Signed: Authentisign  06/18/26 Declarant <u>Janet R. Payne</u>
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**JOHN WALKER SURVEY
ABSTRACT 54**

SUNSET CIRCLE

RESTRICTED CIRCUMFERENCE
S 58°31'08" E 119.57'

79.89'

N 30°11'34" E 138.45'

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	5.07'	5.07'	S 25°22'37" W	41°30'00"

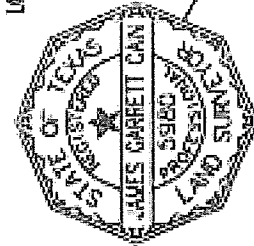
LINE	BEARING	DISTANCE
17	S 62°49'30" E	5.57'

LOT 19

LOT 18

LOT 2

LOT 17



**0.336 OF AN ACRE
BEING ALL OF LOT 1, BLOCK 1
EAGLE'S BLUFF, SECTION 5
CABINET B, SLIDE 211
CHEROKEE COUNTY, TEXAS**

This survey was prepared without the benefit of a title commitment and is subject to any encumbrances of record not indicated or shown herein.

NOTE: Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD 83.

I, James Garrett Cain, do hereby certify that this plat accurately represents as on the ground survey made under my direct supervision on July 30, 2021 and is being submitted along with a legal description of the tract(s) shown herein.

James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 55180

- LEGEND:
- || BOUNDARY
 - 1/2" AS W/CAF (SEE NOTES)
 - 1/2" AS
- UNLESS OTHERWISE NOTED



K CAIN
SURVEYING COMPANY
315 LMT. 200 SOUTH-WHITEHOUSE, TEXAS 75781
PHONE 817-850-1104 FAX 817-850-1104

A SURVEY FOR
STEVE ALBORN
150 S EAGLE'S BLUFF BLVD.
BRILLARD, TEXAS

DRAWN BY	DATE	REVISIONS
JGC	8/17/2021	
DATE	8/17/2021	
DATE	8/17/2021	
DATE	8/17/2021	

03-539-8554