

S 58°13'44" E 100.00' **95**

LAND TITLE SURVEY
FOR: DEREK PAUL
& MORGAN PAUL
336 ARIZONA LANE
HUNTSVILLE, TEXAS 77320

LOTS 77 & 78, BLOCK 7 OF
HARMON CREEK RANCHETTES
SUBDIVISION, A SUBDIVISION IN
WALKER COUNTY, TEXAS, ACCORDING
TO THE PLAT, OF RECORD IN
VOLUME 174, PAGE 573 OF THE
DEED RECORDS OF WALKER COUNTY,
TEXAS.

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First American Title
G.F. No. 2223217-HO43

Covenants of Record:
228/78, 174/573 DR & 374/765 OR
GSU esmts 228/128 & 231/350 DR
Riverside Water Supply 451/24 OR

93 HARMON CREEK
RANCHETTES
BLOCK 7



425.00'
N 88°48'00" W 1/2" IR

79

Original Plat
174/573 DR
Affidavit of Minor Plat
714/313 OPR

I hereby certify that this survey was made
on the ground under my supervision and that this
drawing correctly represents the facts found
06 April 2017

Revised April 2020
Acreage at clients request

P.O 1343 WILLIS, TX 77378
(936) 846-8989
PROJECT NO.: 467617

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Michael C. Warren
Registered Professional Land Surveyor No. 4935

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

Date: May 8, 2020

GF No. _____

Name of Affiant(s): Derek Paul, Morgan Paul

Address of Affiant: 336 Arizona Lane, Huntsville, TX 77320

Description of Property: HARMON CREEK RANCHETTES, BLOCK 7, LOT 78 & 77

County Walker, 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 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 April 6, 2017 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.

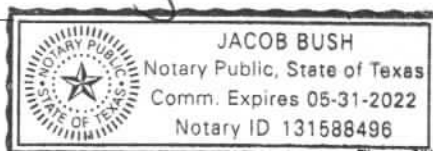
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Derek Paul
Derek Paul

Morgan Paul
Morgan Paul

SWORN AND SUBSCRIBED this 16 day of May, 2020

Jacob Bush
Notary Public



(TXR-1907) 02-01-2010