

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

Date: May 3, 2020

GF No. _____

Name of Affiant(s): Geary B Dominy,

Address of Affiant: 1501 Tall Timber Dr. Tyler TX 75703

Description of Property: BLOCK 10 LOT 3 Tall Timber Estate

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 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."): NONE

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 _____ 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;

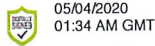
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

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.

Geary B Dominy



Geary B Dominy

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public

(TXR-1907) 02-01-2010

05/15/2008 11:28 9035819533

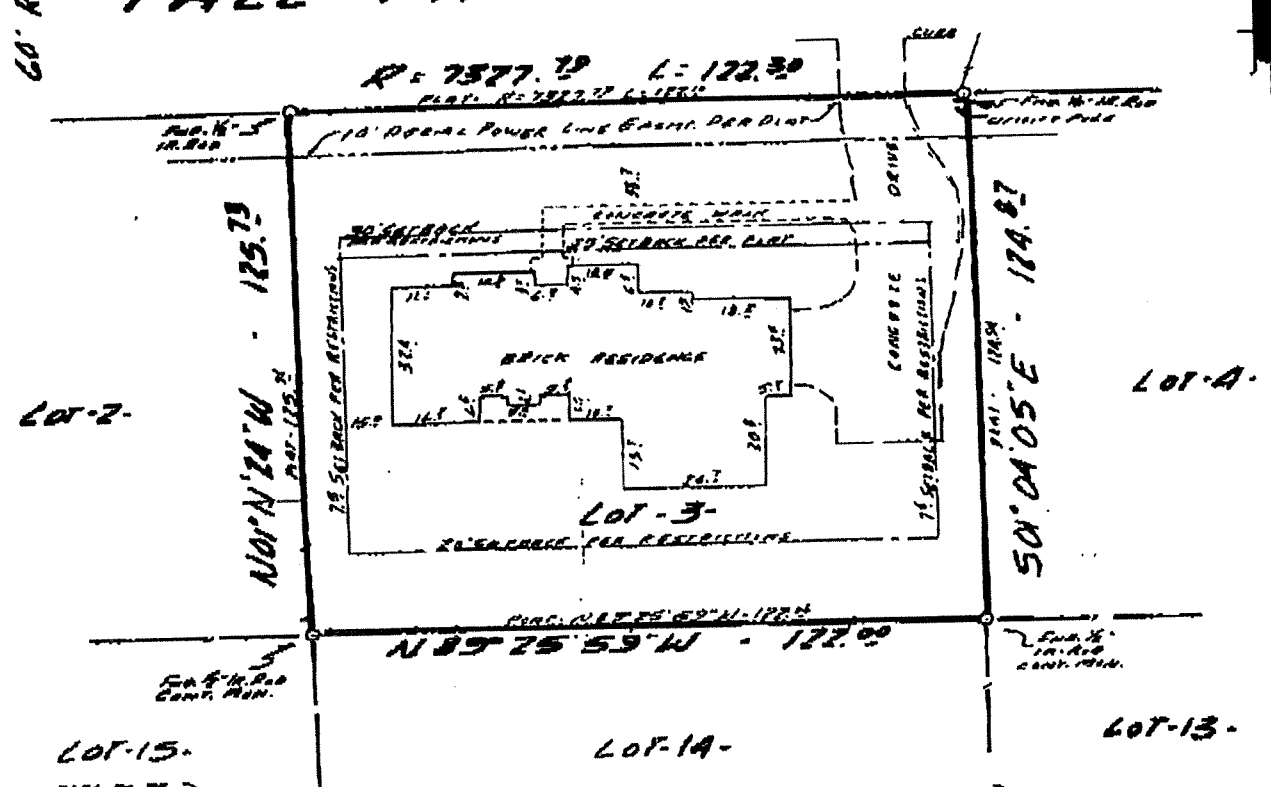
ADDRESS LINE SURVEY

PLAT OF SURVEY

I HENRY UMPHRESS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND. UNDER MY SUPERVISION OF THE PROPERTY LOCATED AT 1501 TALL TIMBERS DRIVE TYLER TEXAS DESCRIBED AS FOLLOWS: LOT 3 BLOCK 10, TALL TIMBERS ESTATES UNIT 1 ACCORDING TO THE RE-PLAT RECORDED IN CABINET B SURV 289-D OF THE PLAT RECORDS OF SMITH COUNTY TEXAS.

60' R.O.W.

TALL TIMBERS DRIVE



RESTRICTIONS
11. 7596 PL. 30
12. 7597 PL. 30
13. 7598 PL. 30
14. 7599 PL. 30
15. 7600 PL. 30
16. 7601 PL. 30
17. 7602 PL. 30

11. 7596 PL. 30
12. 7597 PL. 30
13. 7598 PL. 30
14. 7599 PL. 30
15. 7600 PL. 30
16. 7601 PL. 30
17. 7602 PL. 30

THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. ALL ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, IF ANY, ARE SHOWN.

BEARINGS REFERENCED TO SMITH COUNTY LOT 3 PLAT #1582-D RECORD INFORMATION PROVIDED BY FIRST AMERICAN TITLE

DOD INSURANCE MAP COMMUNITY PANEL: <u>ADRIE 0210A</u>	
ONE - C. AREA RE-MINERAL FLOORING	
EAGLE DRIVE OF PANEL: <u>7-7-B1</u>	
SCALE: <u>1"=30'</u>	TITLE COMPANY REFERENCE
DATE: <u>9-14-98</u>	<u>G.F. # 20105</u>
OK: <u>106</u> PAGE: <u>19</u>	SELLER/BUYER
USED:	<u>SOLBERG</u>
DATED:	<u>RE TALL TIMBERS</u>

UMPHRESS LAND SURVEYING
8234 FM ROAD 3226 APT. TEXAS 75720
(903) 566-8022

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003