

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

Date: June 1, 2020

GF No. _____

Name of Affiant(s): Jeffrey Johnston, Debra Johnston

Address of Affiant: 2329 Mirabeau Dr, Tyler, TX 75703-5868

Description of Property: Lot 9 Block 1570-H, Waters Edge @ Oak Hollow

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 December 1, 2014 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.

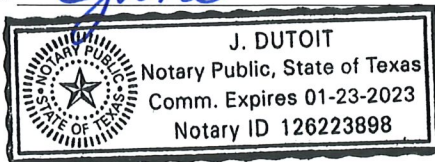
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jeffrey Johnston
Jeffrey Johnston

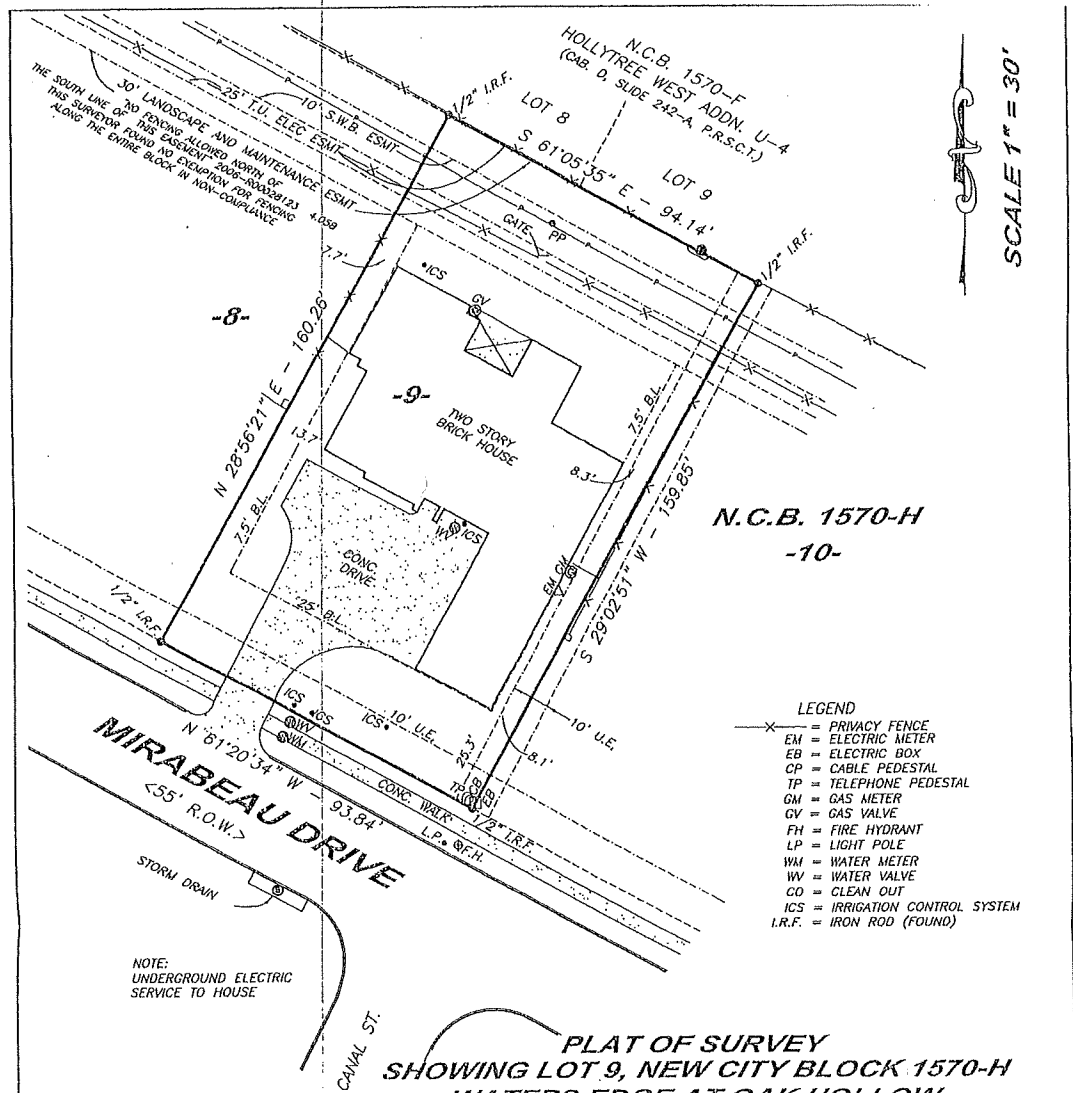
Debra Johnston
Debra Johnston

SWORN AND SUBSCRIBED this 2nd day of June, 2020

J. Dutoit
Notary Public



(TXR-1907) 02-01-2010



SCALE 1" = 30'

**PLAT OF SURVEY
SHOWING LOT 9, NEW CITY BLOCK 1570-H
WATERS EDGE AT OAK HOLLOW
AN ADDITION IN THE CITY OF TYLER
ACCORDING TO AMENDED FINAL PLAT THEREOF
(CABINET D, SLIDES 360-D & 361-A, P.R.S.C.T.)
SMITH COUNTY, TEXAS**

RESTRICTIVE COVENANTS:
VOL. 7791, PG. 597, O.P.R.S.C.T.
C.F.NO. 2006-R0014063
C.F.NO. 2006-R00028123
C.F.NO. 2006-R00032282
C.F.NO. 2006-R00014833

PROPOSED BORROWER: RONALD E. TULBERT AND PRISCILLA L. TULBERT (G.F. #2083068)
THIS SURVEY WAS PREPARED FOR LANDMARK TITLE COMPANY
EASEMENTS WERE LIMITED TO THE FOLLOWING: G.F. 2083068.
EASEMENTS AND BUILDING SET BACKS SHOWN ON PLAT OF WATERS EDGE AT OAK HOLLOW, PER. CAB. D, SLIDES 360-D & 361-A, P.R.S.C.T.
UNIT DECLARATION OF "GIBSON DRILLING CO.-MASSEY UNIT", PER. VOL. 1204, PG. 695 (DOES NOT APPEAR TO COVER PARENT TRACT OF LOT 9)
30' WIDE EASEMENT AGREEMENTS TO CITY OF TYLER, PER. VOL. 5286, PG. 240, VOL. 5286, PG. 246,
VOL. 5286, PG. 253, & VOL. 5286, PG. 260, O.P.R.S.C.T. (DO NOT APPLY TO LOT 9)
EASEMENTS TO TEXAS POWER & LIGHT CO., PER. VOL. 352, PG. 466; VOL. 433, PG. 540; VOL. 517, PG. 319;
VOL. 551, PG. 471; VOL. 656 PG. 640; VOL. 671, PG. 227; VOL. 673, PG. 512; & VOL. 691, PG. 259 D.R.S.C.T. (EASEMENTS OVER PARENT TRACTS)
BLANKET EASEMENT TO PHILLIPS PETROLEUM CO. PER VOL. 504, PG. 633, D.R.S.C.T. (NO PIPELINE WARNING SIGNS VISIBLE)
BLANKET EASEMENT TO LONE STAR GAS CO. PER VOL. 566, PG. 397, D.R.S.C.T. (NO PIPELINE WARNING SIGNS VISIBLE)
EASEMENTS TO SOUTHWESTERN BELL TELEPHONE CO., PER. VOL. 621, PG. 295, & VOL. 621, PG. 278; D.R.S.C.T.
(DOES NOT APPEAR TO APPLY-SEE EASEMENT ALONG NBL)
EASEMENT TO STATE OF TEXAS, PER. VOL. 6060, PG. 35, O.P.R.S.C.T. (DOES NOT APPLY TO LOT 9)
RECIPROCAL EASEMENT TO ROBASH PROPERTIES, LTD. PER C.C.F. 2006-R0014786 (NOT ACROSS LOT 9)
HOME OWNER'S MAINTENANCE ASSESSMENT LIEN PER, C.C.F. 2006-R0014063, O.P.R.S.C.T. (APPLIES TO LOT 9)
BEARING BASE:
BEARINGS WERE BASED ALONG THE NORTHEAST RIGHT OF WAY OF MIRABEAU DRIVE, PER PLAT.
SUBJECT PROPERTY HAS ACCESS TO PUBLIC R.O.W (MIRABEAU DRIVE).

J. PATTI M. WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR,
NO. 4071, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS
PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER
MY DIRECTION AND SUPERVISION.
GIVEN UNDER MY HAND AND SEAL, THIS 27TH DAY OF MAY 2008.
Patti M Williams
PATTI MARIE WILLIAMS, R.P.L.S. NO. 4071
(VOID IF NOT SIGNED IN RED.)



PROPERTY ADDRESS:
2329 MIRABEAU DRIVE
TYLER, TEXAS 75703

PATTI WILLIAMS
701 SHILOH ROAD #327
TYLER, TX. 75703
(903) 939-3431

Jeffrey Wayne Johnston 12/1/14
Rebecca Ann Johnston 12/01/2014