

CLIENT: E.J. SIMON, JR. AND KATHY P. SIMON

G.F. NO: 7810908



LOT 3

SCALE: 1" = 20'

FOUND 5/8" CAPPED IRON ROD

FOUND 5/8" CAPPED IRON ROD

99.69

WOOD FENCE

LOT 1

B L O C K 13

INVERNESS DRIVE (50' R.O.W.)

LOT 2

125.00

WOOD FENCE

COVERED PATIO

ONE STORY BRICK AND WOOD FRAME RESIDENCE ON SLAB

CONCRETE DRIVEWAY

25' BUILDING LINE

10' WIDE ESMT 5' EACH SIDE NOTE 3 ON PLAT

UNDERGROUND ELECTRIC

CSU PEDESTAL

TV PEDESTAL

10' EASEMENT 6' EACH SIDE

10' UTILITY EASEMENT

FOUND 5/8" CAPPED IRON ROD

FOUND 5/8" CAPPED IRON ROD

L=92.00 R=360.00 LC=91.73

FOUND 5/8" CAPPED IRON ROD

7735 TROON (50' R.O.W.)

NOTE 3 ON PLAT THERE SHALL EXIST ON AND ACROSS EACH LOT A BLANKET 10' WIDE UNDERGROUND EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL SERVICE TO EACH RESIDENCE.

DESCRIPTION OF SERVICES REQUESTED: LOCATE CORNERS AND SHOW IMPROVEMENTS

SURVEYOR'S CERTIFICATION: I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS AN ACCURATE PLAT OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, SHOWING ALL IMPROVEMENTS AND ANY VISIBLE ENCROACHMENTS, AS OF SEPT. 12, 1994.

THE ABOVE TRACT BEING LOCATED AT 7735 TROON, BEAUMONT, TEXAS 77707 AND BEING DESCRIBED AS LOT 1, BLOCK 13, OF WILLOW CREEK COUNTRY CLUB ESTATES PHASE II, SECTION IIC AS RECORDED IN VOLUME 15, PAGE 102 OF THE MAP RECORDS OF JEFFERSON COUNTY, TEXAS.

IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NO. 485457-0095 C DATED 3-16-92. THIS PROPERTY LIES IN THE ZONE NOTED. LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED. UNLESS REQUESTED, FITZ & SHIPMAN, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.

FLOOD ZONE (F.E.M.A.) "C" CENSUS TRACT 13.03 FITZ & SHIPMAN, INC. BY PAUL D. SQUIBB (AGENT)

REVISION	DATE

Paul D. Squibb

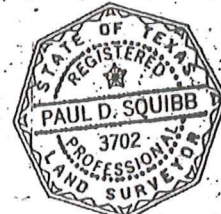
PAUL D. SQUIBB, SURVEYOR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3702

DATE: SEPT. 12, 1994

FIELD BOOK NO.: 94-9

FITZ & SHIPMAN INC.

CONSULTING ENGINEERS & LAND SURVEYORS 440 18th STREET, SUITE A BEAUMONT, TEXAS



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

Date: May 10, 2021

GF No. _____

Name of Affiant(s): Walter V. Wendler, Kristy M. Wendler

Address of Affiant: 7735 Troon Dr., Beaumont, TX 77707

Description of Property: LOT 1 BLK 13 WILLOW CREEK COUNTRY CLUB ESTATES PHASE II SEC 2-C ESTATES PHASE II SEC 2-C
County Jefferson, 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.

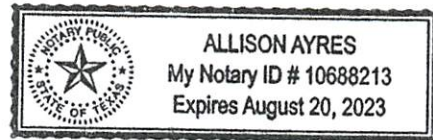
4. To the best of our actual knowledge and belief, since Sept. 12, 1994 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

[Signature]
Walter V. Wendler
[Signature]
Kristy M. Wendler



SWORN AND SUBSCRIBED this 11 day of May, 2021
[Signature]
Notary Public