



Bearings based on subdivision plat.
Easement & Building Lines (B.L.) as provided by Title Company.

THIS SURVEY DONE WITHOUT THE BENEFIT
OF A TITLE COMMITMENT, AND MAY HAVE
OTHER EASEMENTS, BUILDING LINES AND
ENCUMBERANCES NOT SHOWN HEREON;
THIS SHALL CREATE NO LIABILITY ON THE
PART OF THIS SURVEYOR.

FLOOD PLAIN INFORMATION:		Purchaser <u>DWAINE BROWN</u>
ZONE: <u>"C"</u>		Address <u>17119 HORSESHOE BEND WALLER, TEXAS 77484</u>
PANEL: <u>481773-0010B</u>		Lot <u>14</u> Block <u>2</u> Sec. <u>4</u>
DATE <u>08-01-88</u>		Survey _____
G.F. NO.: <u>N/A</u>		Area _____
JOB NO.: <u>C07002902</u>		Subd <u>PLANTATION LAKES</u>
SCALE: <u>1" = 40'</u>		Vol. <u>1146</u> Pg. <u>94</u> R.P.R. <u>GRIMES COUNTY, TEXAS</u>
To <u>COUNTRY BUILDERS, INC.</u>		

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.
This document is copyright protected with a production date as delineated below.

DATED THIS 14th DAY OF MAY 2007.

LaPLANT SURVEYORS, INC.
33122 SH 249, SUITE "A", PINEHURST, TEXAS 77362
OFFICE 281-252-8890 FAX 281-252-8892



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

Date: 05/19/2021

GF No. _____

Name of Affiant(s): Mark Powell and Deborah Powell

Address of Affiant: 17119 Horseshoe Bend, Waller, TX 77484

Description of Property: S7671 - PLANTATION LAKES SEC. 4, BLOCK 2, LOT 14, ACRES 1.503

County Grimes County, 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 29 May, 2016 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; NONE

EXCEPT for the following (If None, Insert "None" Below:) _____

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.

Mark Powell

Deborah Powell

SWORN AND SUBSCRIBED this 20 day of May, 2021.

Smart Ann April
Notary Public

