

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

Date: 8-9-21

GF No. _____

Name of Affiant(s): Andy Cline

Address of Affiant: 272 Shoreline Dr., Livingston, Tx 77351

Description of Property: Lot 25 Blk 1 and Lot 2 Blk 3 Indian Hill Estates Sec 2

County Polk, 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 1-29-2013 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):

Fences and gates were added in 2020 to connect to each existing side fence

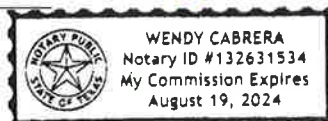
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Andy Cline Andy Cline

SWORN AND SUBSCRIBED this 9 day of August, 2021

Notary Public



(TXR-1907) 02-01-2010

SITE DRAWINGS

LUETTIS CARPENTER JR.

4053 SHOMELINE DR.

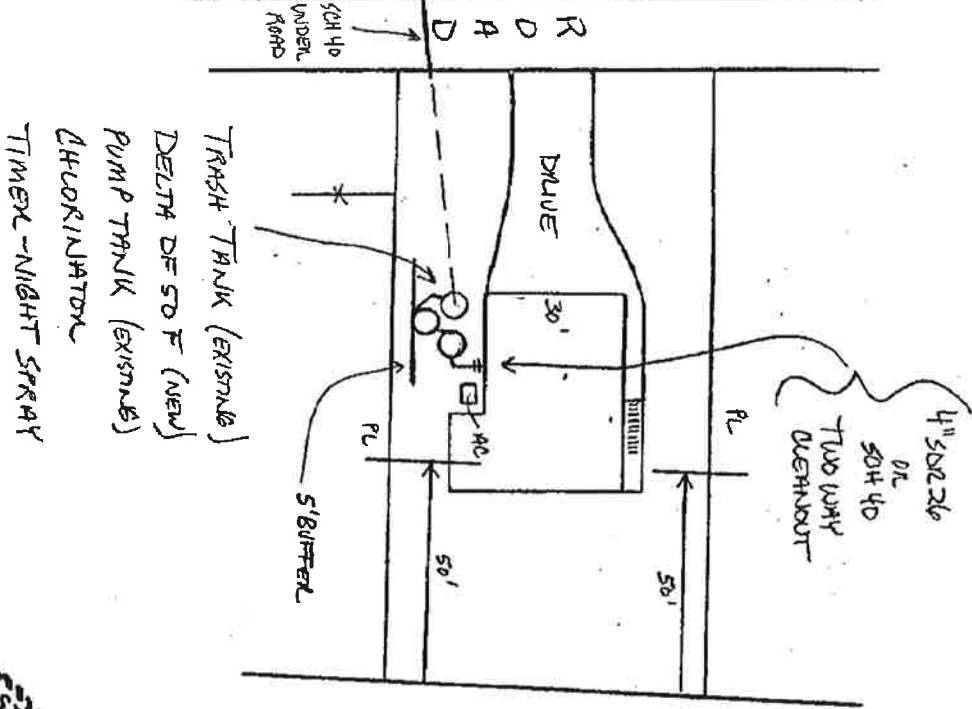
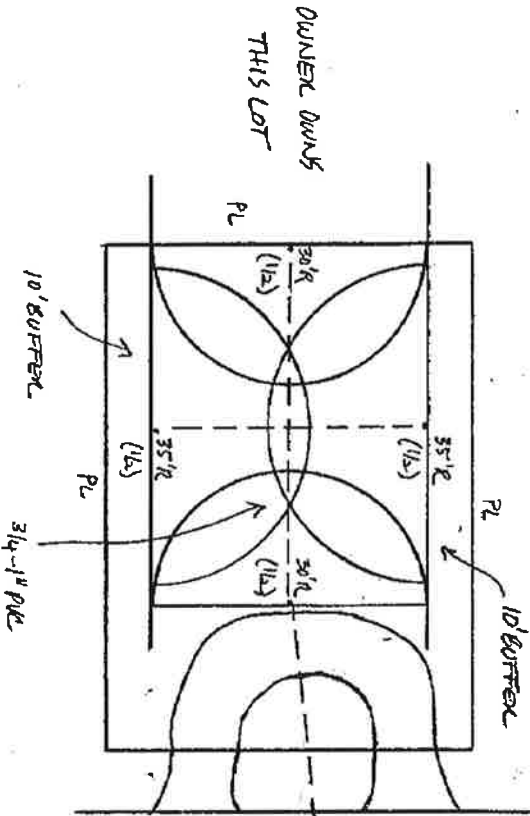
LIVINGSTON, TX 77357

SCALE: 1" = 40'

INDIAN HILLS ESTATES

SEC 2 BLM 3

(LOTS # 2, 17)



INSPECTION REPORT



CHESTER MOORE & SONS, INC.

5190 US Highway 190 W
LIVINGSTON, TEXAS 77351
(936) 967-4606

Name
Address

Curtis G. Carpenter, Jr.
P.O. Box 1124
Livingston TX 77351

8/12

Date Due

936-967-4420

Phone

FM 2457

Route

Indian Hill Est. - 272 Shoreline Dr.

Location

TRA 013-S11-0019

Permitting Authority

Delta Whitewater

Treatment System

N5-15026-FF

Serial Number

This testing and reporting record shall be completed, signed and dated after each inspection. One copy shall be retained by the maintenance company. The second copy is sent to the local permitting authority and the third copy is sent to the system owner along with an invoice for services by the maintenance company.

Required frequency of visits (daily, weekly, monthly, every 3 months, every 4 months)

Actual date of visit

Person performing inspection inspected items *D. Krup*

8-13-12

	Operational	Inoperative
Aerators	-	
Filters	-	
Irrigation pumps	-	
Recirculation pumps	NA	
Disinfection Device	-	
Chlorine Supply	-	
Electrical Circuits	-	
Distribution System	-	
Spray field Vegetation / Seeding	-	

Other as noted

Repairs to system *Cleaned Air Filter*

Test required and results

Test	Required Yes No	Results mg/l, mpn/100 ml, or trace	Test
BOD (Grab)			
TSS (Grab)			
C12 (Grab)	-	1.0	
Fecal Coliform			

General Comments *ATU 20" OF Suspended Solids Pump Tank*

Lat / Long *Curtis G. 11/8/2007 / 11/8/2007* *OK*

Directions - Hwy 190 W., L- FM 2457, R-Indian Hills, R-ShoreLine, house on R, # on house

OK

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF Polk *
STATE OF TEXAS *

Before me, the undersigned authority, on this day personally appeared Curtis Carpenter Jr
who, after being by me duly sworn, upon oath states that
he/she is the owner of record of that certain tract or parcel of land lying and being situated in
Polk County, Texas, and being more particularly described as follows:
Indian Hills Section 2 Lot 2317 Block 3

The undersigned further states that an aerobic wastewater system has been or will be installed in
accordance with the permitting provisions of the TRA. Said system
being on lots 2-17 shall bind these lots as one unit not to
be sold or transferred individually. The undersigned has entered into a maintenance agreement, as
required by the permitting entity, with an approved maintenance company for service and repairs to
the surface application system. Further, the undersigned states that he/she will, upon any sale or
transfer of the above described property, request a transfer of the permit to operate such surface
application system to the buyer or transferee. Any buyer or transferee is hereby notified that a
maintenance contract with an approved maintenance company will be required for use of the system.
For more information concerning the rules or regulations on surface application on-site wastewater,
please contact TNRCC, Texas National Resource Conservation Commission, Region 10 office at
409-898-3838.

WITNESS MY/OUR HAND (S) ON THIS 10 day of 9, 02

Curtis J. Carpenter Jr.
(Names (s) of Homeowner(s))

SWORN TO AND SUBSCRIBED BEFORE ME on this 10 day of September 2002
by Curtis Carpenter Jr.

Mary Marsh
Notary Public, State of Texas
Notary's Printed Name: MARY MARSH
My Commission Expires: _____





Chester Moore & Sons, Inc.
 5190 U.S. Highway 190 West
 Livingston, TX 77351
 (936) 967-4606
 FAX (936) 967-5882
 chestermooreandsons@yahoo.com
Maintenance/Service Contract

Name
Address

Curtis G. Carpenter, Jr.
P.O. Box 1124
Livingston, TX 77351

Date Due

11-18-11

Phone Number

936-967-4420

Route

FM 2457

Location

Indian Hill Est. - 272 Shoreline Dr.

Permitting Authority

TRA 013-S11-0019

Treatment Unit

Delta Whitewater

Serial Number

N5-15026-FF

2 Year Maintenance/Service Contract

1 Year Maintenance/Service Contract

12-18-12 - 12-18-13

Date of installation 12-18-2002

Date we took over _____

Our firm, Chester Moore & Sons, Inc. (CM&S, Inc.), will inspect and service your Aerobic Treatment Unit for the period noted above. The 2 Year Maintenance Service/Contract is only available for new installs and the cost is included in the original cost of installation. Thereafter, we will offer 1 Year renewals to provide continuous service for your unit with a yearly fee. Upon receipt of your full payment and signed Maintenance Service/Contract, we will notify the permitting authority that you are in compliance with the regulations as set forth by the Texas Commission on Environmental Quality. Timely receipt of your full payment is necessary in order for the contract to be forwarded to the permitting authority 1 month prior to the current contracts expiration, as required, to avoid any lapse time in coverage. This contract is null and void if the owner does not sign the contract or pay outstanding balances for goods sold or work performed by CM&S, Inc.

Our Two Year Maintenance Contract and One Year Service Contract includes installing a tag on the system at the beginning of each maintenance contract, inspecting your Aerobic Treatment Unit every 4 months, providing the necessary supporting inspection reports to the permitting authorities and notification reports to you. Effluent quality inspection will include a visual inspection for color, turbidity, sludge build up, scum overflow and odor. Mechanical and electrical inspection and service include inspecting aerator, air filter, and alarm panel. Commercial units will require 1 BOD and 1 TSS Grab sample per year.

The owner is responsible for maintaining chlorine in the system, keeping grass cut and ants away from the system, and allowing access. It is the owner's responsibility to inform CM&S, Inc. of any problems or any transfer in ownership, **CONTRACTS ARE NONREFUNDABLE BUT TRANSFERABLE.** CM&S, Inc. has a 24-48 hour response time for any problems. Violations of warranty include shutting off the electric current to the system for more than 24 hours, disconnecting the alarm system, restricting ventilation to the aerator, overloading the system above its rated capacity, introducing excessive amounts of harmful matter into the system, or any other form of unusual abuse. This contract does not include repair costs, supplies, or pumping sludge from the unit if necessary.

Please make necessary changes on this form, sign and return in the envelope provided.

We appreciate your business.

Chester Moore & Sons, Inc.

Maintenance Company

10/3/12

Date

X Curtis G. Carpenter, Jr.
Owner's Signature

X 10-3-12
Date

Notes/Directions: Chester Moore & Sons will make minor repairs at the owner's expense at the time of inspection to avoid additional service calls. Major repairs will be done upon owner's approval.

GF NOS. 201230770 & 201230771 POLK COUNTY TITLE
 ADDRESS: 272 SHORELINE DRIVE & INDIAN HILLS BOULEVARD
 LIVINGSTON, TEXAS 77351
 BORROWER: ANDY J. CLINE

**TRACT I:
 LOT 25, BLOCK 1
 INDIAN HILL ESTATES, SECTION 2**

A SUBDIVISION IN POLK COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 2, PAGE 13 OF THE PLAT RECORDS
 OF POLK COUNTY, TEXAS AND

**TRACT II:
 LOT 2, BLOCK 3
 INDIAN HILL ESTATES, SECTION 2**

A SUBDIVISION IN POLK COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 2, PAGE 13 OF THE PLAT RECORDS
 OF POLK COUNTY, TEXAS AND

NOTE: FLOWAGE EASEMENT AS PER VOL. 224, PG. 37 AND VOL. 224, PG. 56, PCDR.

NOTE: EASEMENT DATED MAY 30, 1984, EXECUTED BY CURRIS G. CARPENTER, JR. TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., AS PER VOL. 459, PG. 198, PCDR.

NOTE: FRANCHISE AGREEMENT AND EASEMENT CONTRACT BETWEEN LAKE WATER SUPPLY CORPORATION AND ALVIN R. DAWSON AS PER VOL. 246, PG. 239, PCDR.

NOTE: UNLOCATED, UNDEFINED BLANKET PIPELINE RIGHT OF WAY AS PER VOL. 148, PG. 622, PCDR.



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48373C 0450 C
 MAP REVISION: 09/03/2010
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

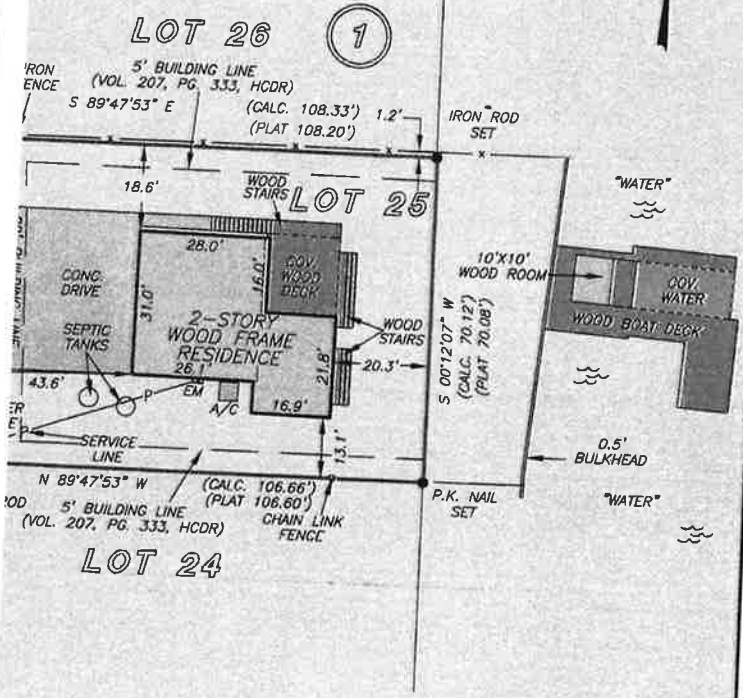
A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRFCTIONAL CONTROL LINE
 RECORD BEARING: VOL. 2, PG. 13, PCMR

DRAWN BY: SV

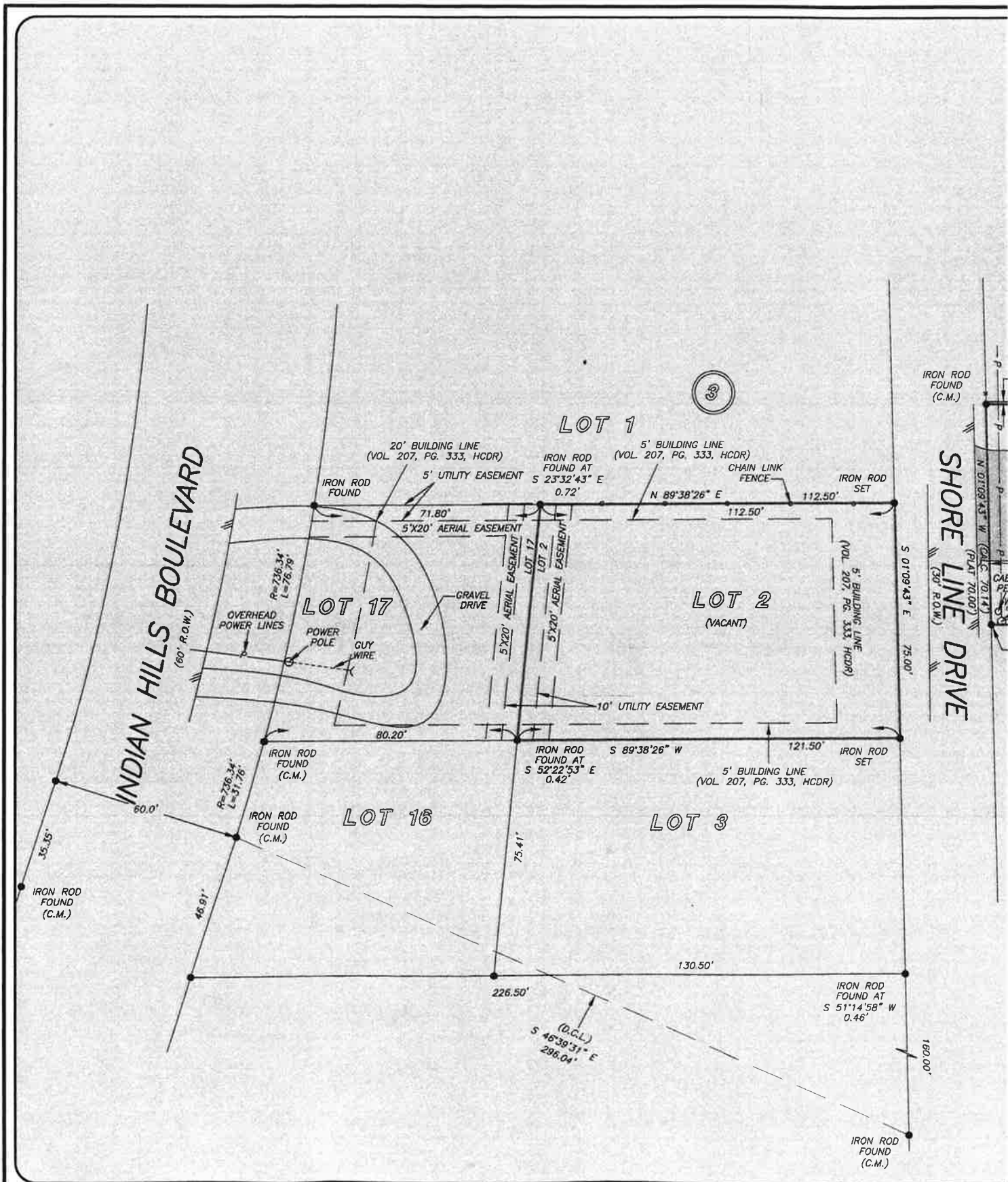
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 12-13572
 DECEMBER 20, 2012
 REVISED: JANUARY 07, 2013 (REMOVE LOT 17)



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217



Hands-On REALTY
 SANDI KARNE
 936-967-2757

