

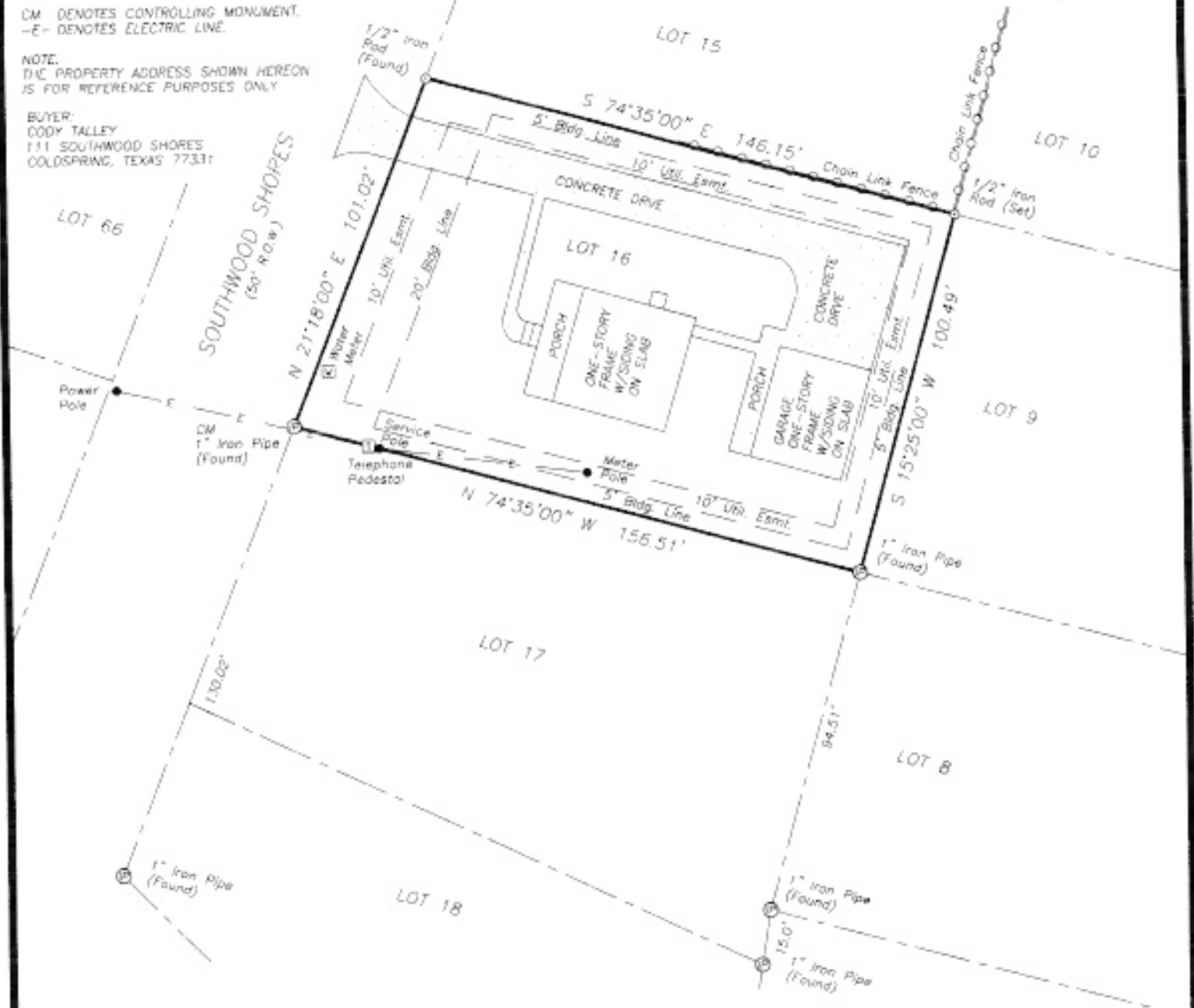
ALL LOCATABLE RIGHTS OF WAY AND EASEMENTS BURDENING AND BENEFITING THE PROPERTY SURVEYED, AS EVIDENCED BY GF No. 20-0657 ISSUED ON 6/19/2020 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 6/11/2020 ARE SHOWN HEREON, AND NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY LIVINGSTON SURVEYING & MAPPING EXCEPT FOR BOUNDARY DETERMINATION.

BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT.

CM DENOTES CONTROLLING MONUMENT.
-E- DENOTES ELECTRIC LINE.

NOTE:
D/E PROPERTY ADDRESS SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY.

BUYER:
DODY TALLEY
111 SOUTHWOOD SHORES
COLDSPRING, TEXAS 77331



SURVEY PLAT SHOWING

LOT SIXTEEN (16) OF SOUTHWOOD SHORES SUBDIVISION, A SUBDIVISION IN THE J. D. MARTINEZ SURVEY, A-30, SAN JACINTO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 31 OF THE PLAT RECORDS OF SAN JACINTO COUNTY, TEXAS.

TO THE LIEN HOLDER AND / OR THE OWNER OF THE PREMISES SHOWN, AND TO ANY TITLE GUARANTY COMPANY:

I, GERALD L. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5334, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON, IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS FROM A DEDICATED ROADWAY.

SURVEYED: JULY 14, 2020

BY: *Gerald L. Wright*
GERALD L. WRIGHT, R.P.L.S. No. 5334, TEXAS
FIRM REGISTRATION No. 10126800



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

Date: October 19, 2021 GF No. _____

Name of Affiant(s): Cody Talley and Tashana Talley

Address of Affiant: 111 Southwood Shores Dr, Coldspring TX 77331

Description of Property: Southwood Shores, Lot 16, Acres .35

County: San Jacinto, 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 August 26, 2020 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): extended concrete for driveway, metal shop, fence

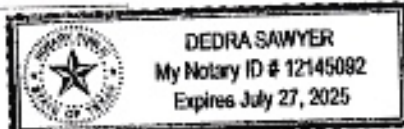
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Tashana Talley

[Signature]
Notary Public

SWORN AND SUBSCRIBED this 20 day of October, 2021



(TXR-1907) 02-01-2010

JLA Realty, 5322 Sante C Pkwy 2048 E Houston TX 77040
Shirley Talley

Produced with Love (Not Transactions) (9th Form Edition) 201 Stevenson Cr. Cambridge, Ontario, Canada N1T 1J5 www.jla.com

Phone: 1800762468

Fax:

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