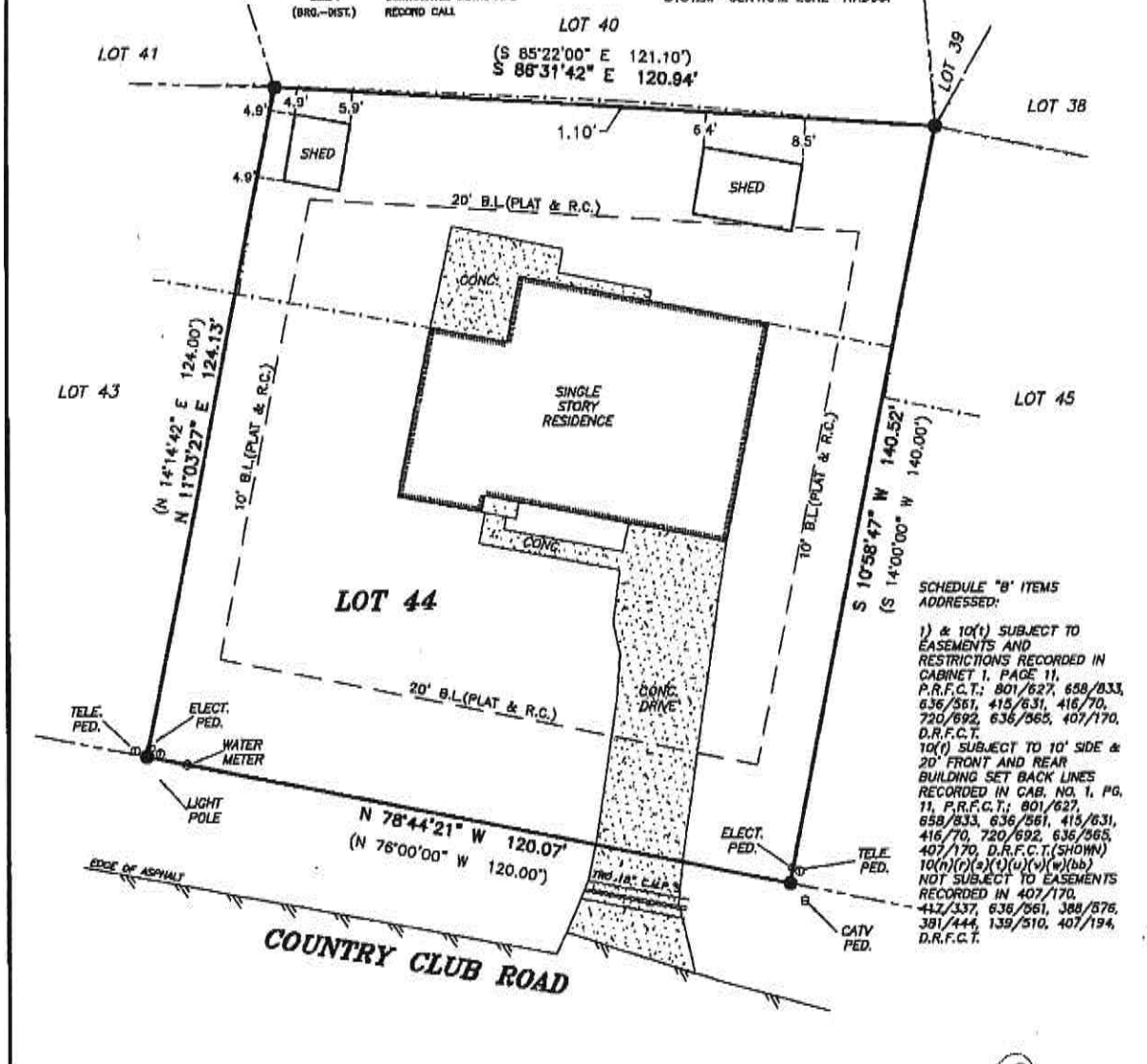


LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (R.C.) RESTRICTIVE COVENANTS
- C.M.P. CORRUGATED METAL PIPE
- (BRG.-DIST.) RECORD CALL



BEARINGS SHOWN ARE GRID NORTH
BASED ON GPS OBSERVATIONS FOR
TEXAS STATE PLANE COORDINATE
SYSTEM "CENTRAL ZONE" NAD83.



SCHEDULE "B" ITEMS
ADDRESSED:

1) & 10(f) SUBJECT TO
EASEMENTS AND
RESTRICTIONS RECORDED IN
CABINET 1, PAGE 11,
P.R.F.C.T.: 801/627, 658/833,
636/361, 415/631, 416/70,
720/692, 636/365, 407/170,
D.R.F.C.T.

10(f) SUBJECT TO 10' SIDE &
20' FRONT AND REAR
BUILDING SET BACK LINES
RECORDED IN CAB. NO. 1, PG.
11, P.R.F.C.T.: 801/627,
658/833, 636/361, 415/631,
416/70, 720/692, 636/365,
407/170, D.R.F.C.T. (SHOWN)

10(h)(f)(s)(v)(w)(bb)
NOT SUBJECT TO EASEMENTS
RECORDED IN 407/170,
412/337, 636/361, 388/576,
381/444, 139/510, 407/194,
D.R.F.C.T.

TO THE OWNERS, LIEN HOLDERS AND BOTTS TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0245C EFFECTIVE OCTOBER 17, 2006.



MAY 5, 2020

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Boatman, Texas 78802
(512) 303-4165
jgaron@jega.com
www.jamesegarson.com

REFERENCE: DAVID W. LAFFEE & KIMBER L. LAFFEE G.F. NO.:FA-20-130
ADDRESS: 110 COUNTRY CLUB DRIVE, LA GRANGE, TEXAS.
LEGAL DESCRIPTION: LOT 44, BLUFF HAVEN SUBDIVISION, MAP OR PLAT
RECORDED IN VOLUME 1, PAGE 11, PLAT RECORDS OF
FAYETTE COUNTY, TEXAS.

FIELD BOOK: B-680/60
FILE: S:\Cm\lca\Fayette\Subdivisions\Bluff Haven\35120.dwg

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

Date: _____ GF No. _____

Name of Affiant(s): Dani LaHfee & Kimber LaHfee

Address of Affiant: 13101 Preston Rd, Suite 200 Dallas TX 75240

Description of Property: _____
County Fayette, 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 _____, 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.

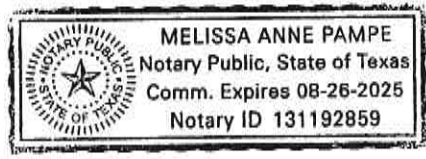
4. To the best of our actual knowledge and belief, since _____ there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
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

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]
[Signature]



SWORN AND SUBSCRIBED this 2nd day of November, 2021
Melissa Pampe
Notary Public