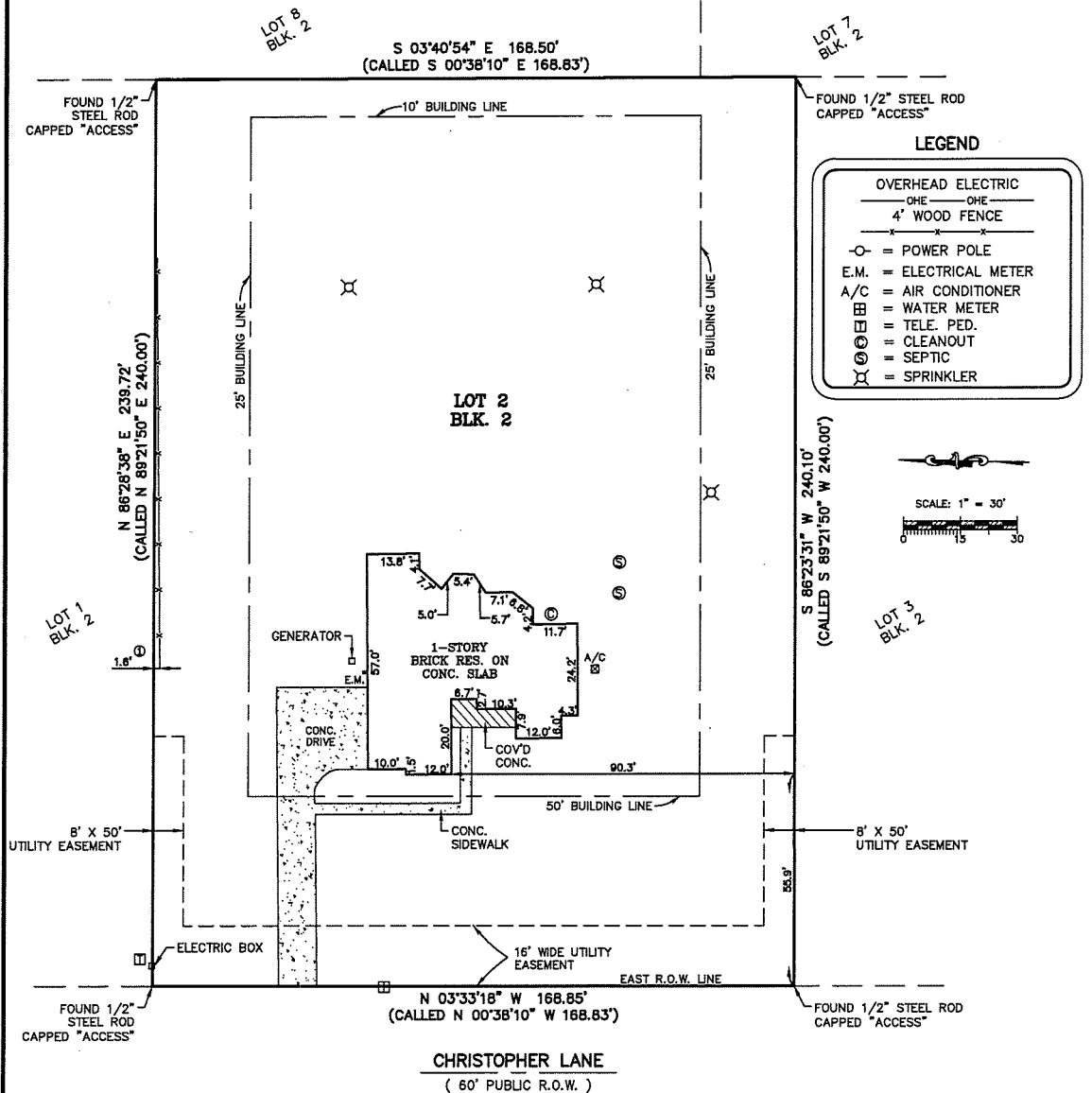


CLIENT: CALEB J. MITCHELL

GF#: 716385



DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS

SURVEYOR'S CERTIFICATION:

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE GUARANTY COMPANY. The undersigned does hereby certify that this survey was this day 4/22/2020 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying. This survey is certified for this transaction only and is not transferable to additional institutions or subsequent owners.

The above tract being located at 8550 CHRISTOPHER LANE, BEAUMONT, TEXAS 77705 and being described as LOT 2, BLOCK 2, PRIVATE ROAD SUBDIVISION REPLAT OF THE ESTATES OF FANNETT

as recorded in Volume 16, Page(s) 229-230 of the MAP Records of JEFFERSON County, Texas. In accordance with the Flood Insurance Rate Map of the Federal Emergency Management Agency, map reference shown, the subject tract lies in the flood zone noted. Location on map was determined by scale. Actual field elevation not determined, unless requested. SOUTEX SURVEYORS, Inc. does not warrant nor subscribe to the accuracy or scale of said map. This survey is certified for this transaction only; it is not transferable to additional institutions or subsequent owners.

RESTRICTIONS VOL 16, PGS 229-230, M.R.J.C. F. # 2000008139, O.P.R.J.C. F. # 2000010965, O.P.R.J.C. F. # 2000010966, O.P.R.J.C.

TITLE COMMITMENT EFFECTIVE: 4/2/2020

Randall Alvey Creel
RANDALL ALVEY CREEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678

SURVEYORS NOTES

- 4' WOOD FENCE BY OTHERS IS 1.6' OVER P.L.
- BEARINGS AND DISTANCES ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
- SUBJECT TO THOSE EASEMENTS SET FORTH IN ARTICLE VI OF DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS, RECORDED IN F.# 2000008139, 2000010965, 2000010966, O.P.R.J.C.

FEMA Flood Zone: X
Community Panel NO.: 480385-0265-C
Panel Date: 8/6/2002
Project No.: 20-0353
Drawn By: MMG



SOUTEX
SURVEYORS & ENGINEERS

TEXAS FIRM #725
TALS FIRM #012380 ©RIGHTS RESERVED

3737 Doctors Drive
Port Arthur, Texas 77642
Tel. 409.983.2004
Fax. 409.983.2005
soutexsurveyors.com



G:\Data\ Soutex\Projects\2020\20-0353 Mitchell\DWG\20-0353-Mitchell.dwg Apr. 24, 2020 - 10:42am Erberto

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

Date: February 28, 2022

GF No. _____

Name of Affiant(s): Caleb Mitchell, Bailey Mitchell

Address of Affiant: 8550 Christopher Ln, Beaumont

Description of Property: THE ESTATES AT FANNETT LT 2 REPLAT BLK 2 .930 THE ESTATES AT FANNETT .930
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 April 22, 2020 there have been no:

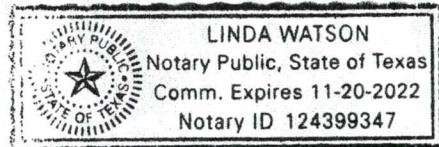
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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:) 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.

Caleb Mitchell
Caleb Mitchell



SWORN AND SUBSCRIBED this 10th day of March, 2022

Linda Watson
Notary Public

(TXR-1907) 02-01-2010

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