

Central Angle = 69°57'08"
 Radius = 60.00'
 Length = 73.25'
 L.C. = N32°52'28"E - 68.79'

Call: 106.87 Ac.
 Vol. 489, pg. 205

Call: 0.52 Ac.
 Vol. 495, pg. 357

NOTE:
 Property Address: 23521 Three Points Drive, Frackston, Texas 75763
 Easement to New Era Electric Co. - Vol. 618, pg. 921 - Blanket Easement
 Easement to L. J. Flanagan - Vol. 621, pg. 5 - Does not effect this property
 Easement to L. J. Flanagan - Vol. 621, pg. 8 - Does not effect this property

Bearings based on record call along the North line of Lot 6, Block 8, of 3 Points Estates recorded in Cab. B, Slide 95, of the Plat Records of Henderson Co., Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of April, 2018, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

This survey complies with the Professional and Technical Standards of the Texas Board of Professional Land Surveying, effective September 1, 1992.

This survey was performed for a specific transaction and the use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

[Signature]
 Jerry D. Jones
 Registered Professional Land Surveyor No. 2504

PLAT OF SURVEY
 SHOWING
LOTS 6 & 7, BLOCK 8
3 POINTS ESTATES
 RECORDED IN
CABINET B, SLIDE 95 OF
THE PLAT RECORDS OF
HENDERSON COUNTY, TEXAS

Scale: 1" = 50'

JERRY D. JONES
 REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
 FRANKSTON, TEXAS
 PHONE 803/876-4499
 FIRM NO. 18062300

SURVEY FOR:
 LOGAN KENNEDY

JOB NO.
 SPNTS-8-8

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

Date: _____

GF No. _____

Name of Affiant(s): Logan Kennedy, Denise Kennedy

Address of Affiant: 23521 Three Points Drive, Frankston, TX 75763

Description of Property: Lot 6 & 7, Block 8, Three Points Estates
County Henderson, 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 23, 2018 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): Removed boat house, moved car port behind garage, added portable storage building

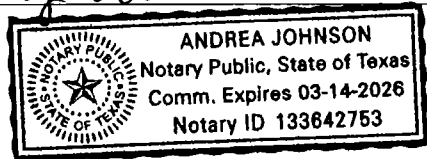
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Logan Kennedy
Denise Kennedy

SWORN AND SUBSCRIBED this 23 day of May 2022

Notary Public: _____



(TXR-1907) 02-01-2010