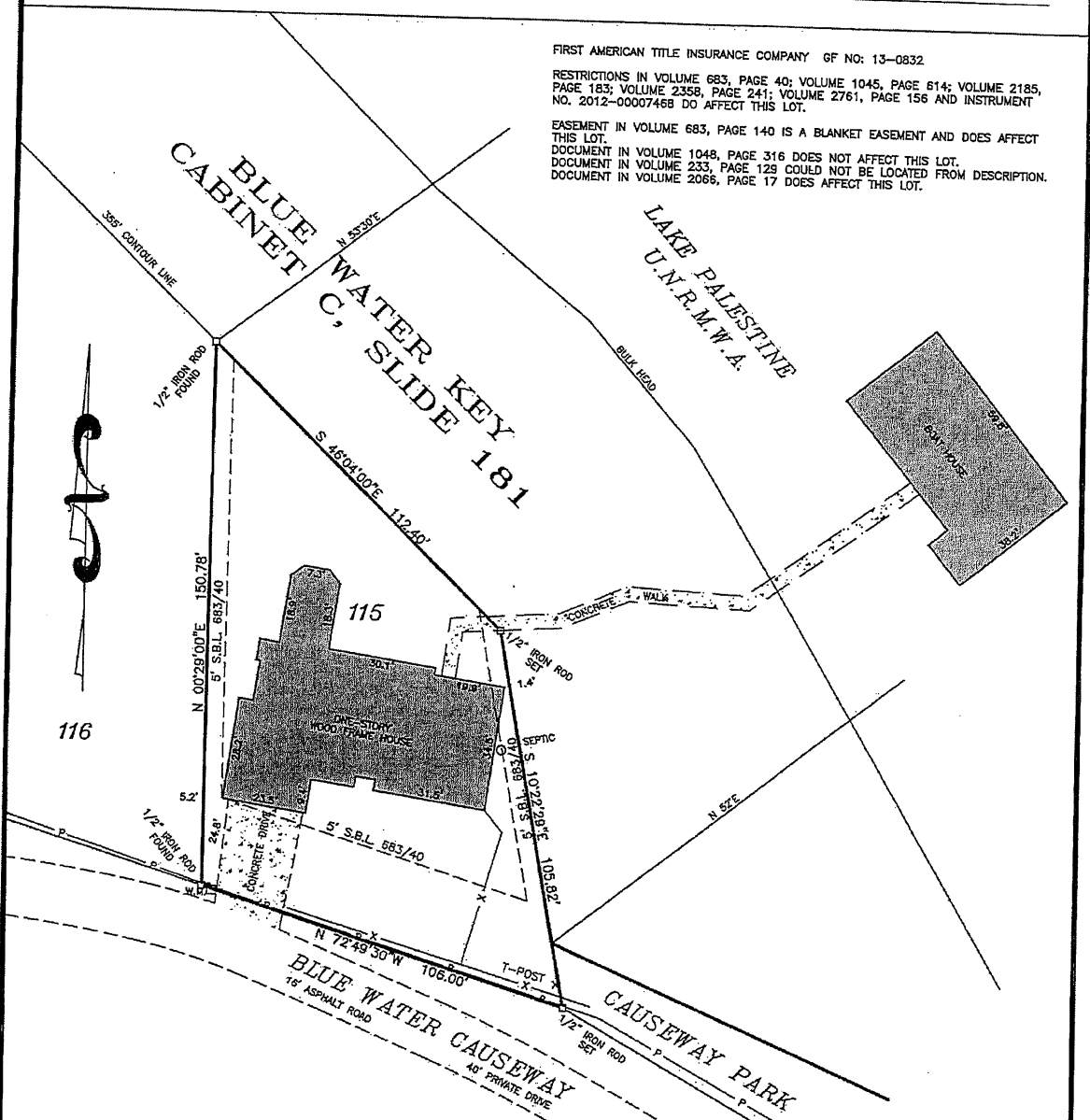


**PLAT OF SURVEY**

Showing property located at 21799 BLUE WATER CAUSEWAY in HENDERSON COUNTY Texas,  
 described as follows: Lot(s) No. 115 Block No. \*\*\*\* N.C.B. \*\*\*\*  
 of BLUE WATER KEY Unit No. \*\*\*\* according to plat of same recorded in  
CABINET C, SLIDE 181 of the PLAT records of HENDERSON County, Texas.  
 Buyer(s) HARRY D. RECORD AND MARJORIE M. RECORD  
 Seller(s) GARY D. BROWN AND NANCY R. BROWN

FIRST AMERICAN TITLE INSURANCE COMPANY OF NO: 13-0832  
 RESTRICTIONS IN VOLUME 683, PAGE 40; VOLUME 1045, PAGE 614; VOLUME 2185,  
 PAGE 183; VOLUME 2358, PAGE 241; VOLUME 2761, PAGE 156 AND INSTRUMENT  
 NO. 2012-00007468 DO AFFECT THIS LOT.  
 EASEMENT IN VOLUME 683, PAGE 140 IS A BLANKET EASEMENT AND DOES AFFECT  
 THIS LOT.  
 DOCUMENT IN VOLUME 1048, PAGE 316 DOES NOT AFFECT THIS LOT.  
 DOCUMENT IN VOLUME 233, PAGE 129 COULD NOT BE LOCATED FROM DESCRIPTION.  
 DOCUMENT IN VOLUME 2066, PAGE 17 DOES AFFECT THIS LOT.



BEARINGS ARE ORIENTED TO THE WEST LINE OF LOT 115 AS SHOWN ON PLAT RECORDED IN CABINET C, SLIDE 151, PLAT RECORDS OF HENDERSON COUNTY, TEXAS.

I, TERRY D. COWAN, Registered Professional Land Surveyor No. 4139, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location, and types of improvements are shown with setback dimensions where applicable. ENCROACHMENTS, CONFLICTS, & PROTRUSIONS, IF ANY, ARE AS SHOWN.



*Terry D. Cowan*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4139

**JCA** JOHN COWAN & ASSOCIATES, INC.  
 2012 ANTHONY DRIVE TYLER, TEXAS 75701  
 TELEPHONE: (903) 681-2228 FAX: 681-0600  
 FIRM REGISTRATION CERTIFICATION NO. 10626600

<b>DRAWN BY:</b> J. BYAS	<b>CHECKED BY:</b> T. LAMB
<b>DATE:</b> 10-21-2013	<b>FLD. BOOK:</b> 1230/36
<b>SCALE:</b> 1" = 30'	<b>JOB NO.:</b> 13-311

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

Date: June 7, 2022

GF No. \_\_\_\_\_

Name of Affiant(s): Harry D. Record, Marjorie M. Record

Address of Affiant: P.O. Box 600, Flint, TX 75762

Description of Property: Lot 115, Blue Water Key (W. Ferguson Svy., A-8)  
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 10/21/2013 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): 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.

Harry D. Record  
Harry D. Record

Marjorie M. Record  
Marjorie M. Record

SWORN AND SUBSCRIBED this 8<sup>th</sup> day of June, 2022

Starla A Evans  
Notary Public  
Texas

(TXR-1907) 02-01-2010

