

MACARTHUR SURVEYS INC.
 P.O. BOX 4383
 BRYAN TEXAS 77808
 (878) 778-8808

SOUTHWOOD VALLEY
 PHASE SIX
 O.R. 1183/531

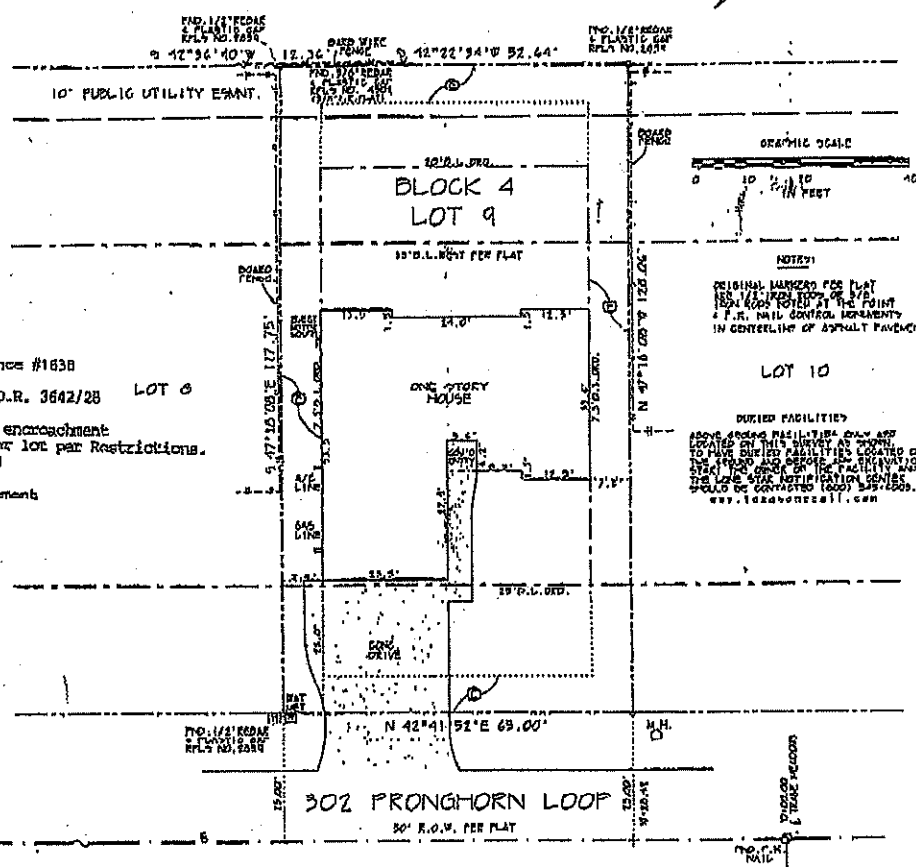
BLOCK 07
 LOT 00

40' DRAINAGE &
 UTILITY EASMT.

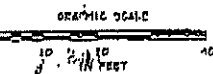
20'

20'

40' DRAINAGE & UTILITY RIGHT-OF-WAY



City Ordinance #1838
 Dead Rest. O.R. 3642/28
 Blanket and encroachment
 easement over lot per Restrictions.
 O.R. 3642/28
 Blanket Easement
 D.R. 98/89



NOTES:
 ORIGINAL MARKERS FOR LOT
 10 ARE LOCATED AT THE POINT
 OF P.M. NAIL CONTROL MEASUREMENT
 IN CENTERLINE OF ASPHALT PAVEMENT

DURIED FACILITIES
 ABOVE GRADE FACILITIES ONLY ARE
 LOCATED ON THIS SURVEY AS SHOWN
 TO HAVE DURIED FACILITIES LOCATED ON
 THE SURVEY AND BEING FOR REMOVAL OR
 4) THE OWNER OF THE FACILITIES AND
 THE LAND SURVEYOR SHALL BE CONTACTED (800) 545-2209.
 www.texasonecall.com

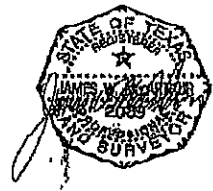
All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Nine (9), Block Four (4), SWEDELECHASE SUBDIVISION, PHASE SIX, an addition to the City of College Station, Brazos County, Texas, according to the plat recorded in Volume 3638, page 163, Official Records of Brazos County, Texas.

I, James W. MacArthur, registered professional Land Surveyor, No. 2089, do hereby certify that this plat correctly represents a Survey made by me or under my direction, on the ground, August 24, 2001.

This plat was prepared for the purpose of Title Survey for Wood Construction & Casing. #01-994

There are no visible or apparent intrusions other than those shown hereon.

Based on the information scaled from the FEMA map dated July 2, 1992, Panel No. 48041C0182 C, this property does not lie within a designated 100-year flood area.



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

Date: 7/13/22 GF No. _____
Name of Affiant(s): JON BALDWIN
Address of Affiant: 302 PRONGHORN LOOP, COLLEGE STATION 77845
Description of Property: 302 PRONGHORN LOOP, COLLEGE STATION 77845
County BRAZOS, 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 2014 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.

_____ NONE _____

SWORN AND SUBSCRIBED this 13 day of July, 2022.

Notary Public

