



File name: 18158-REV.dwg
 Survey date: 8/25/2016
 Plot date: 8/30/2016
 Revised: 9/01/2016

- SURVEY LEGEND**
- SUBJECT PROPERTY LINE
 - BOUNDARY LINE
 - PLATTED BUILDING LINE
 - RESTRICTION BUILDING LINE
 - 1/2" IRON ROD WITH ORANGE PLASTIC CAP
 - MARKED CARLOMAGNO - RRS'S 1562" SET

- COVERED CONC.
- WATER METER
- WATER VALVE
- SEWER METER
- SEWER VALVE
- ELECTRIC METER
- ELECTRIC VALVE
- PROPANE TANK
- PROPANE VALVE
- STOOD MANHOLE
- SEPTIC TANK
- TELEPHONE PEDestal

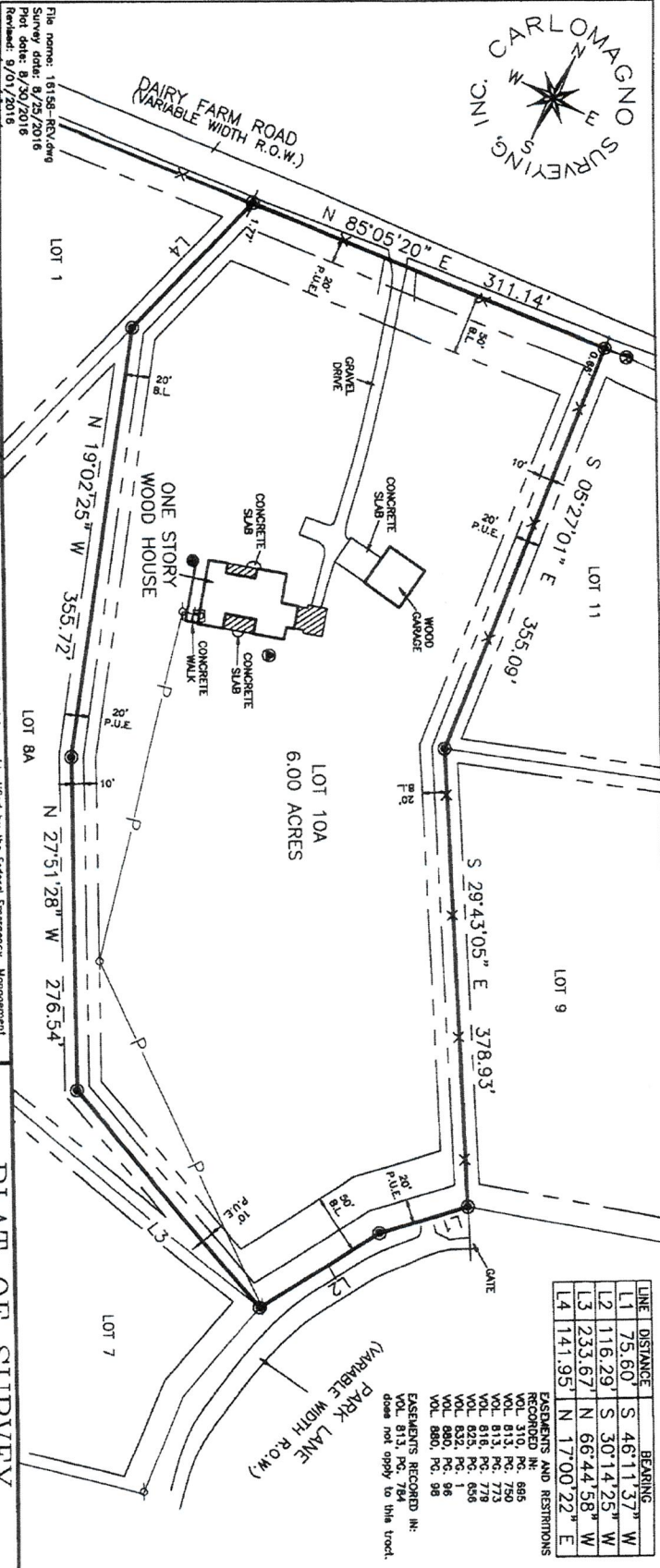
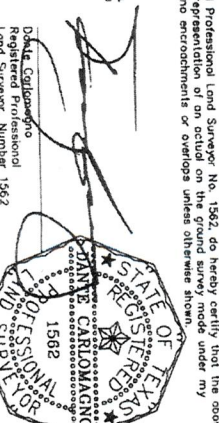
Said lot is not under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48477C0325C. Dated: August 16, 2011.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Bearing Base:
 Are from rod found along the southerly right-of-way of Dairy Farm Road

Drawing Scale:
 1"=100'

Technician: SP & CH
 Field Crew: GB



LINE	DISTANCE	BEARING
L1	75.60'	S 46°11'37" W
L2	116.29'	S 30°14'25" W
L3	233.67'	N 66°44'58" W
L4	141.95'	N 17°00'22" E

EASEMENTS AND RESTRICTIONS

RECORDED IN:
 VOL. 813, PG. 685
 VOL. 813, PG. 750
 VOL. 813, PG. 773
 VOL. 818, PG. 778
 VOL. 823, PG. 656
 VOL. 880, PG. 96
 VOL. 880, PG. 98

EASEMENTS RECORDED IN:
 VOL. 813, PG. 685
 VOL. 813, PG. 750
 VOL. 813, PG. 773
 VOL. 818, PG. 778
 VOL. 823, PG. 656
 VOL. 880, PG. 96
 VOL. 880, PG. 98

ALL EASEMENTS AND RESTRICTIONS DO NOT APPLY TO THIS TRACT.

PLAT OF SURVEY

LOT NO.: TEN A (10A) ACRAGE: 6.00 ACRES
 SUBDIVISION: BOUNDARY LINE ADJUSTMENT OF LOTS 8 & 10
 CHAPPELL HILLS, SECTION ONE, 379B
 STREET ADDRESS: 8122 DAIRY FARM ROAD
 CITY: CHAPPELL HILL COUNTY: WASHINGTON
 SURVEYED FOR: DARREN RASTEGAR AND NICOLE RASTEGAR
 TITLE CO: WASHINGTON COUNTY TITLE #F# 180633

Carlomagno Surveying, Inc.
 2714 Fintsother Road, Bryan, Texas 77801
 PHONE: (979)775-2873 FAX: (979)775-4787
 Firm No. 100348-00 www.CarlomagnoSurveying.com

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

Date: May 30, 2023

GF No. _____

Name of Affiant(s): Darren Rastegar, Nicole Rastegar

Address of Affiant: 8122 Dairy Farm Road, Chappell Hill, TX 77426

Description of Property: CHAPPELL HILLS S/D, LOT 10-A, ACRES 6.00

County Washington, 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 September 1, 2016 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:) Concrete driveway, two patios, sidewalks, lean-to barn and enlarged garage parking slab

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]
 Darren Rastegar
[Signature]
 Nicole Rastegar

sworn and subscribed this 5th day of June 2023.
 By: Nicole Rastegar
[Signature]
 Notary Public

SWORN AND SUBSCRIBED this 31st day of MAY 2023
[Signature]
 Notary Public

