

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

Date: 9/12/23 GF No. _____

Name of Affiant(s): Lesley Luke Loggins, Courtney Lawrence Loggins

Address of Affiant: 14820 CR 1125, Tyler, Tx 75703

Description of Property: Lot 7, Block 1432, Oakleigh Wood Subdivision, Smith

County Tyler, 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."): 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 December 11, 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.

Luke Loggins 09/12/23

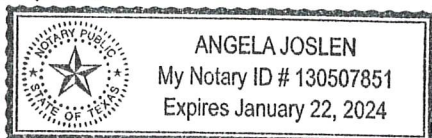
Lesley Luke Loggins

Courtney L. Loggins 09/12/23

Courtney Lawrence Loggins

SWORN AND SUBSCRIBED this 12th day of September, 2023

Angela Joslen
Notary Public

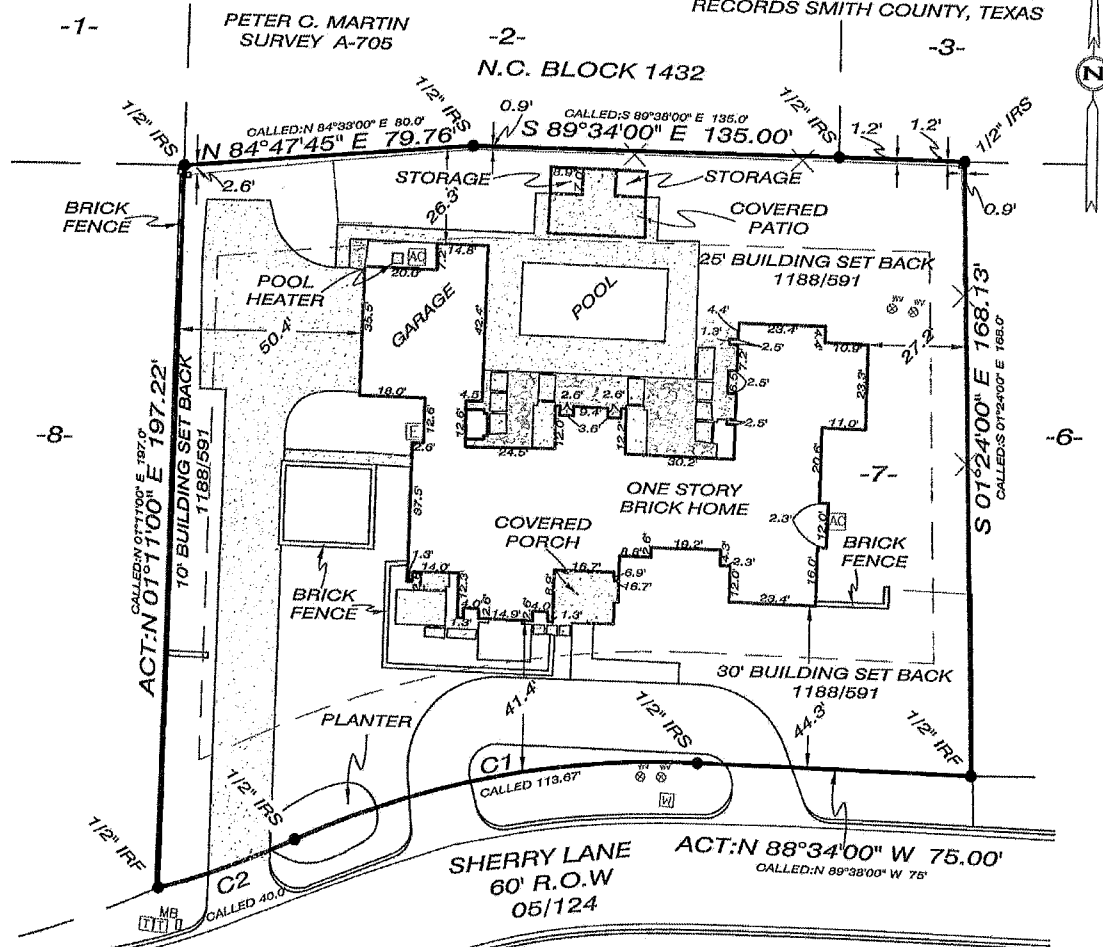


(TXR-1907) 02-01-2010

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE BY ME ON THE GROUND OF PROPERTY LOCATED AT 507 SHERRY LANE TYLER, TEXAS, DESCRIBED AS FOLLOWS: LOT 7, N.C. BLOCK 1432 OF OAKLEIGH WOODS ADD., IN THE CITY OF TYLER, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 5, PAGE 124 OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS

EASEMENT RESEARCH WAS LIMITED TO OTHERS

BUILDING RESTRICTIONS
 VOLUME 1188, PAGE 691
 OAKLEIGH WOODS ADDITION
 CAB A, SLIDE 340-D OF THE PLAT
 RECORDS SMITH COUNTY, TEXAS



LEGEND

- WV WATER VALVE
- MB MAIL BOX
- TELEPHONE BOX
- WATER METER
- WOOD FENCE
- AIR CONDITIONER
- ELECTRIC METER

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	113.67'	242.25'	26°53'05"	S 77°59'28" W	112.63'
C2	40.08'	238.35'	9°38'05"	N 69°29'02" E	40.03'

BEARINGS ARE BASED UPON THE MONUMENTED WEST BOUNDARY LINE OF LOT NO. 7, N.C.B. 1432 OF OAKLEIGH WOODS ADDITION AS RECORDED IN CABINET A, SLIDE 340-D OF THE PLAT RECORDS OF SMITH COUNTY, TEXAS.

LOT IMPROVEMENT SURVEY

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT: THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED.

THE TRACT OR PARCEL OF LAND SHOWN HEREON HAS ACCESS TO A PUBLIC ROAD AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP # 48423C0370C.

SCALE: 1" = 40'
 DATE: 12/11/2013
 BOOK: 381/01
 GF NO. 2135439

R. L. McCrary
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5384



JOB NO. 13241