

NOTE: PROPERTY SUBJECT TO ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN VOL. 173, PG. 445; VOL. 788, PG. 353 & VOL. 848, PG. 45; DEED RECORDS, & VOL. 1123, PG. 866, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS.

NOTE: UNDERGROUND ELECTRIC SERVICE, EXACT LOCATION OF UNDERGROUND ELECTRIC UNKNOWN.

PROTRUSION NOTE:
 ① CONCRETE DRIVEWAY PROTRUDES FROM 1.08' TO 1.18' ONTO ADJOINERS PROPERTY.

NOTE:
 1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE
 2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

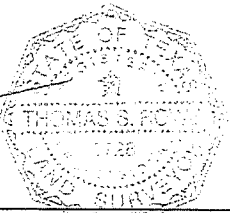
TO THE LEIHHOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO THE OLD REPUBLIC TITLE INSURANCE COMPANY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVER-LAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. ALL EASEMENTS SHOWN AND NOTED PER SOUTHEAST TEXAS TITLE COMPANY G.F. No. 080630238

6380 APRIL LANE
 LUMBERTON, TEXAS 77657
 Lot Number Seventeen (17) in Block Three (3), REPLAT OF WOODRIDGE SUBDIVISION, PHASE II, a subdivision located in Hardin County, Texas, as the same appears upon the map or plat of record in Volume 4, Page 13, Plat Records of Hardin County, Texas.
 Owner: Rody W. Guy and Amanda J. Guy
 Census: 7.00

DATE SURVEYED: SEPTEMBER 29, 2008

[Signature]



THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR - No. 5728

MARK W. WHITELEY
 AND ASSOCIATES
 INCORPORATED
 CONSULTING ENGINEERS,
 SURVEYORS, AND PLANNERS

P. O. BOX 5492
 BEAUMONT, TEXAS 77726-5492
 409-892-0421
 3250 EASTEX FRWY.
 BEAUMONT, TEXAS 77703
 (FAX) 409-892-1346

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.
 Community No.: 48199C
 Panel No.: 0225 C
 Date of FIRM: 12-02-92

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark W. Whiteley and Associates does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "X" (white) are areas determined to be outside 500-year flood plain.

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FILE No. 08-735

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

Date: November 29, 2023

GF No. _____

Name of Affiant(s): CJM Developmemnts LLC,

Address of Affiant: _____

Description of Property: S02071 WOODRIDGE II BLK 3 , LOT 17 ,ACRES .3099

County Hardin, 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, 2008 there have been no:

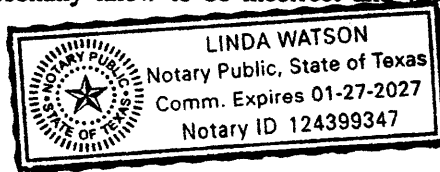
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Elizabeth Mitchell
CJM Developmemnts LLC



SWORN AND SUBSCRIBED this 29 day of November, 2023
Linda Watson
Notary Public