

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

Date: 1-23-2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Michael Ceryak  
Address of Affiant: 293 Robinson Creek Rd, Huntsville, TX 77340  
Description of Property: Lot 34 A-1  
County Walker, 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 TX, 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 8/11/2023 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.

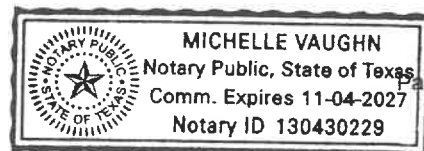
EXCEPT for the following (If None, Insert "None" Below:) None

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.

Michael Ceryak  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 23rd day of January, 2024.

Notary Public  
(TX# 1907) 02-01-2010



SURVEYOR'S CERTIFICATE:  
 I, R. H. BONDS, R.P.L.S. NO. 5599, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO ENCUMBRANCES ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FIRM MAPS, COMMUNITY PANEL NO. 48471C0385 D.

R. H. BONDS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5599



*R. H. Bonds*

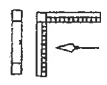
**GENERAL NOTES:**  
 BEARINGS SHOWN HEREBY ARE GRID NORTH  
 NAD 83 TEXAS CENTRAL ZONE 4205 EPOCH 2010  
 THE FOLLOWING EASEMENTS DO APPLY TO THIS TRACT:

**R.H. BONDS  
 SURVEYING COMPANY, PLLC**

Phone: 836-873-2890  
 Fax: 836-873-2803  
 Email: rhbonds@embodqrml.com

138 WEST PARADISE AVENUE  
 ANDERSON, TEXAS 77830

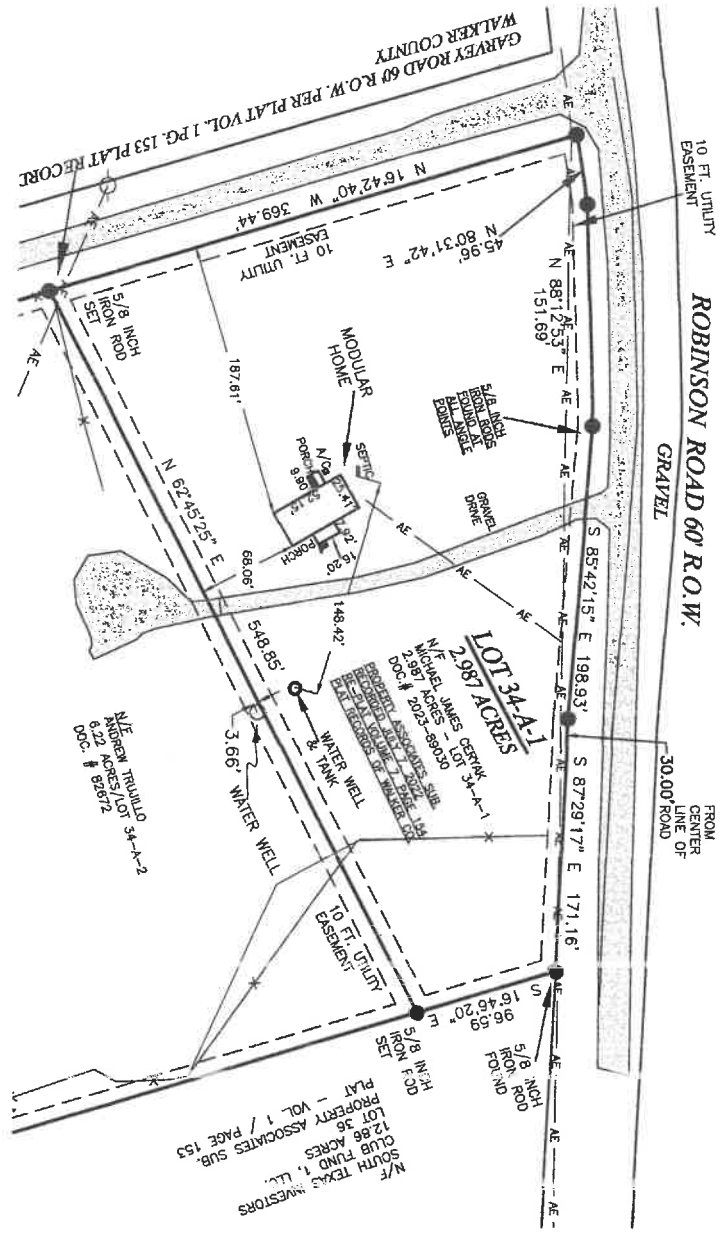
JOB NUMBER: 23-0148  
 SCALE: 1" = 100'  
 DRAWN BY: XX



**FINAL SURVEY PLAT**

2.987 ACRE TRACT IN THE WILLIAM ROBINSON SURVEY, A-43, WALKER COUNTY, TEXAS, COMMONLY KNOWN AS LOT 34-A-1 OF THE PROPERTY ASSOCIATES SUBDIVISION RE-PLAT RECORDED IN VOLUME 7, PAGE 154 OF THE MADISON COUNTY PLAT RECORDS OF MADISON COUNTY, TEXAS, AND FURTHER DESCRIBED IN A DEED TO MICHAEL JAMES CERYAK, RECORDED IN DOC. # 89030 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS

- LOT 36
- UTILITY POLE
- 6" OR MORE DIA. PIPE
- 4" OR MORE DIA. PIPE
- AIRTEL ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- HOODS
- TIES
- CONTROLLING MEASUREMENT - PROPERTY CORNER'S FOUND AND USED TO ESTABLISH BOUNDARY LINES



SCALE 1" = 100'

