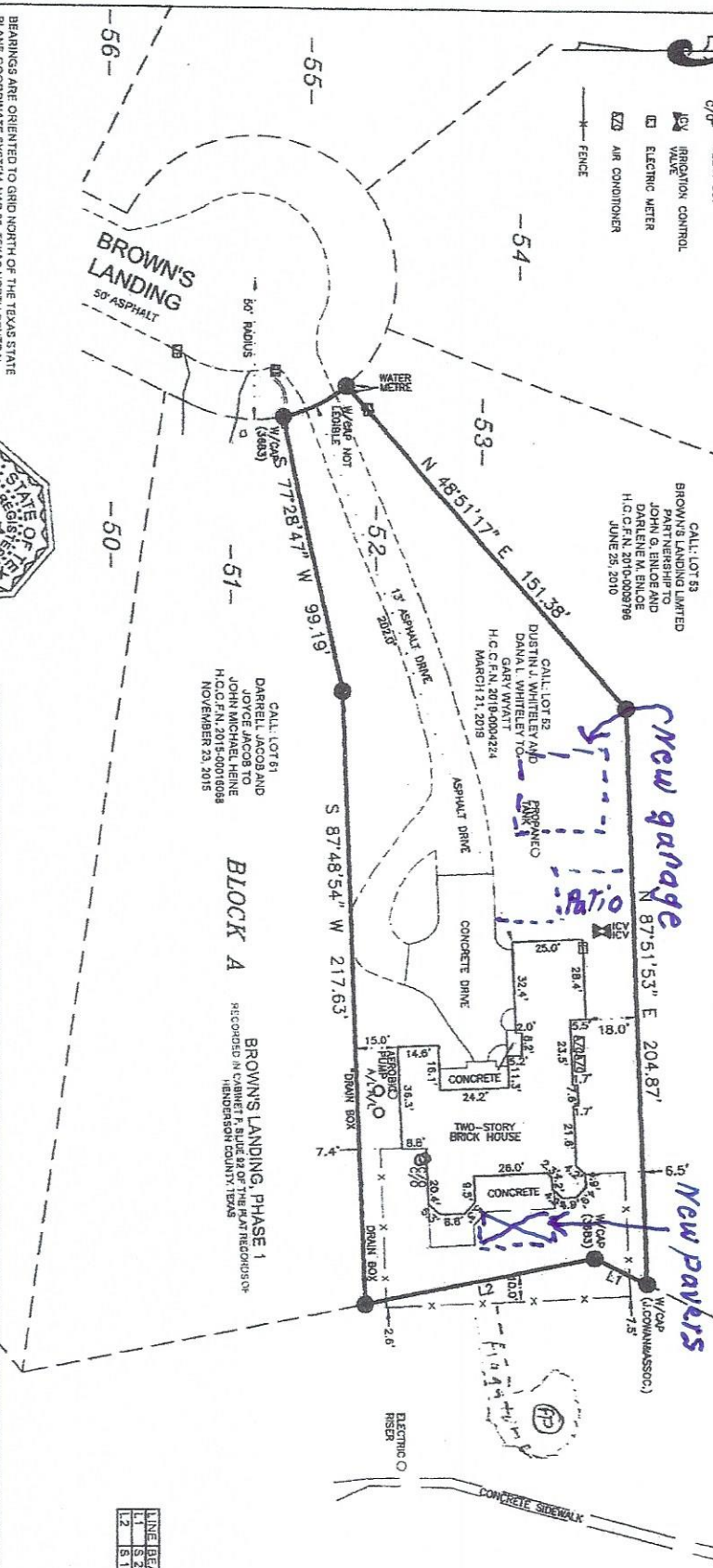


- LEGEND**
- 1/2" IR FOUND (SURVEY)
 - MAIL BOX
 - ⊞ ELECTRIC BOX
 - AEROBIC LID
 - CLEAN OUT
 - ⊞ IRRIGATION CONTROL
 - ⊞ VALVE
 - ⊞ ELECTRIC METER
 - ⊞ AIR CONDITIONER
 - FENCE

**PLAT OF SURVEY FOR
GARY WYATT
SHOWING LOT 52, BROWN'S LANDING,
PHASE I, CABINET F, SLIDE 92,
HENDERSON COUNTY, TEXAS**

MIGUEL CORTINAS SURVEY, A-5



The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer and water). The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of gas, electric, telephone and other utility encumbrances which impact the construction site. The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of all existing, concrete, pipe and structures shall be shown by the contractor(s). Adequate research to determine the location of interest boundary lines was made. In accordance with the Texas Board of Professional Land Surveyors, General Rules and Regulations, Section 663.16 (c), research to support the delineation of easements, right-of-way and restrictive covenants was not performed. The location of utilities shown herein are from observed evidence of above ground appurtenances only. This survey was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

LAKE PALESTINE
LARRY SCHEIDT'S SUPER
MUNICIPAL WATER
ATTORNEY

LINE	BEARING	DISTANCE
1	S 26°36'00" W	20.60'
2	S 11°02'33" E	182.76'

BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, HAD 83, TEXAS NORTH-CENTRAL ZONE 4202.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the plat above is a true and correct copy of the original and correct plat as shown to me by the client and as shown on the ground under my personal supervision.

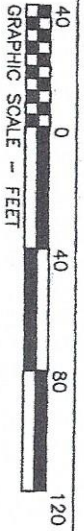


JCA

JOHN COWAN & ASSOCIATES, INC.

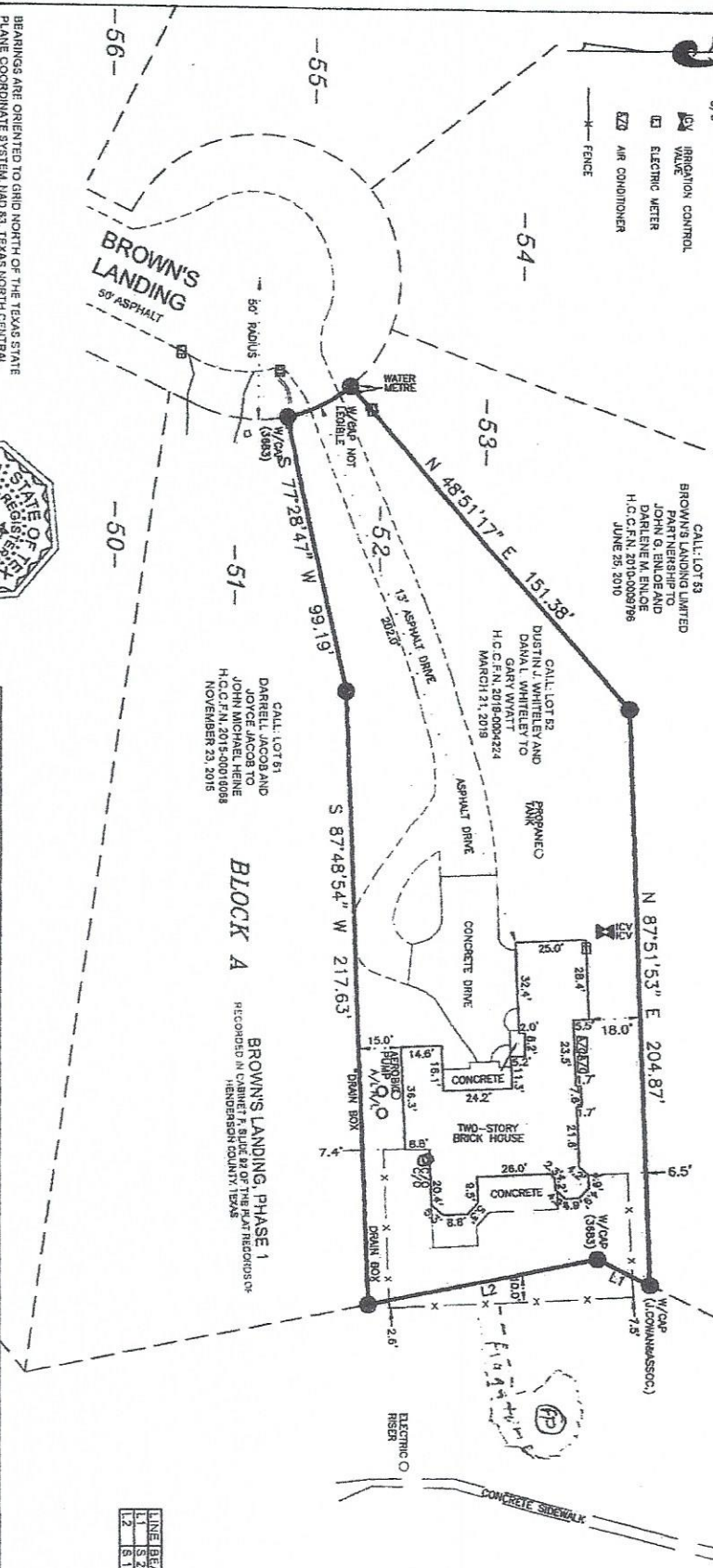
PH: 9041 961 4358 FAX: 9041 961 4359
1714 N. UNIVERSITY BLVD., SUITE 200
TAMPA, FL 33606

DATE	DESCRIPTION	CHECKED BY
01/15/10	FIELD NOTES	PHILIP CORNETT
12/04/2009	FINAL SURVEY	PHILIP CORNETT



PLAT OF SURVEY FOR GARY WYATT SHOWING LOT 52, BROWN'S LANDING, PHASE I, CABINET F, SLIDE 92, HENDERSON COUNTY, TEXAS

MIGUEL CORTINAS SURVEY, A-5



The contractor(s) shall be responsible for confirming the location (horizontal & vertical) of any buried cables, conduits, pipes, and structures (located thereon, partially thereon, or thereunder). The contractor(s) shall be responsible for the accuracy of the data provided. Any errors located as a result of not verifying the actual location (horizontal & vertical) of said cables, conduits, pipes and structures shall be borne by the contractor(s). Adequate research to determine the location of identified boundary lines was made. In accordance with the Texas Board of Professional Land Surveyors, General Rules and Practices, Section 693.16 (c), research to support the delineation of easements, right-of-way and restrictive covenants was not performed. The location of utilities shown herein are from observed evidence of above ground appurtenances only. This survey was not provided with underground plans or surface ground markings to determine the location of any subsurface lines.

CALL: LOT 53
BROWN'S LANDING LIMITED
PARTNERSHIP TO
JOHN G. ENLOE AND
DARLENE M. ENLOE
H.C.F.N. 2015-0029796
JUNE 29, 2010

CALL: LOT 52
DUSTIN J. WHITELEY AND
DANA L. WHITELEY TO
GARY WYATT
H.C.F.N. 2018-004234
MARCH 21, 2019

CALL: LOT 51
DARRELL JACOB AND
JOYCE JACOB TO
JOHN MICHAEL HEINE
H.C.F.N. 2015-0018098
NOVEMBER 23, 2015

BLOCK A

BROWN'S LANDING, PHASE 1
RECORDED IN CABINET F, SLIDE 92 OF THE PUBLIC RECORDS OF
HENDERSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
1	S 20°36'50" W	20.80
2	S 11°02'33" E	192.78

BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS NORTH CENTRAL ZONE 4202.

I, PHILIP W. CORRETT, Registered Professional Land Surveyor No. 5515, do hereby certify that this plat shows the true and correct location of the boundaries and easements shown hereon and that the same were surveyed from an actual survey made on the ground under my direct supervision.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5515



JOHN COWAN & ASSOCIATES, INC.
10417 CE 135 PLANT, TEXAS 75762
PH: (940) 561-2248 FAX: (940) 561-2249
FIRM REGISTRAR: GUYO CENTER, CYPRESS, TX 77429

DATE	DESCRIPTION
12/04/2019	FOR NO. 1719-251 RE: THE 255, 14-288 & 2008 - HIGHWAY 55 LANDING
12/04/2019	FOR NO. 1719-251 RE: THE 255, 14-288 & 2008 - HIGHWAY 55 LANDING

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 3.18.2024 GF No. _____

Name of Affiant(s): Michael Hatch

Address of Affiant: 5317 Brown's Landing Drive, Chandler, TX 75758

Description of Property: _____
County Henderson, 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 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. conveyance, 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): Patio, Fencing, stand Alone Garage
Landscaping

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 the Title Company or the title insurance 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 H. Hatch

SWORN AND SUBSCRIBED this _____ day of _____, _____

Notary Public