

 **CAIN**  
**SURVEYING COMPANY**

315 HWY 110 SOUTH WHITEHOUSE TEXAS 75791 LICENSE NO: 10129100 PHONE 903-839-1104 FAX 903-839-1184

**0.662 ACRES**  
**JOHN VAUGHAN SURVEY, ABSTRACT 53**  
**CHEROKEE COUNTY, TEXAS**  
**SARAH J. MEREDITH**  
**J2487**

**FEBRUARY 24, 2016**

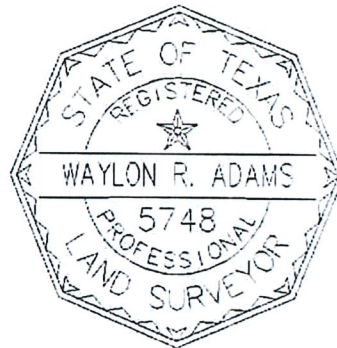
**BEING** 0.662 acres situated in the John Vaughan Survey, Abstract 53, Cherokee County, Texas, being all of Lot 6, **CHEROKEE COVE** as recorded in Cabinet B, Slide 309 of the Plat Records of Cherokee County, Texas. Same being known as 365 C.R. 3505, Bullard.

*NOTE: Bearings are based on the southwest line of **CHEROKEE COVE** as recorded in Cabinet B, Slide 309 of the Plat Records of Cherokee County, Texas.*

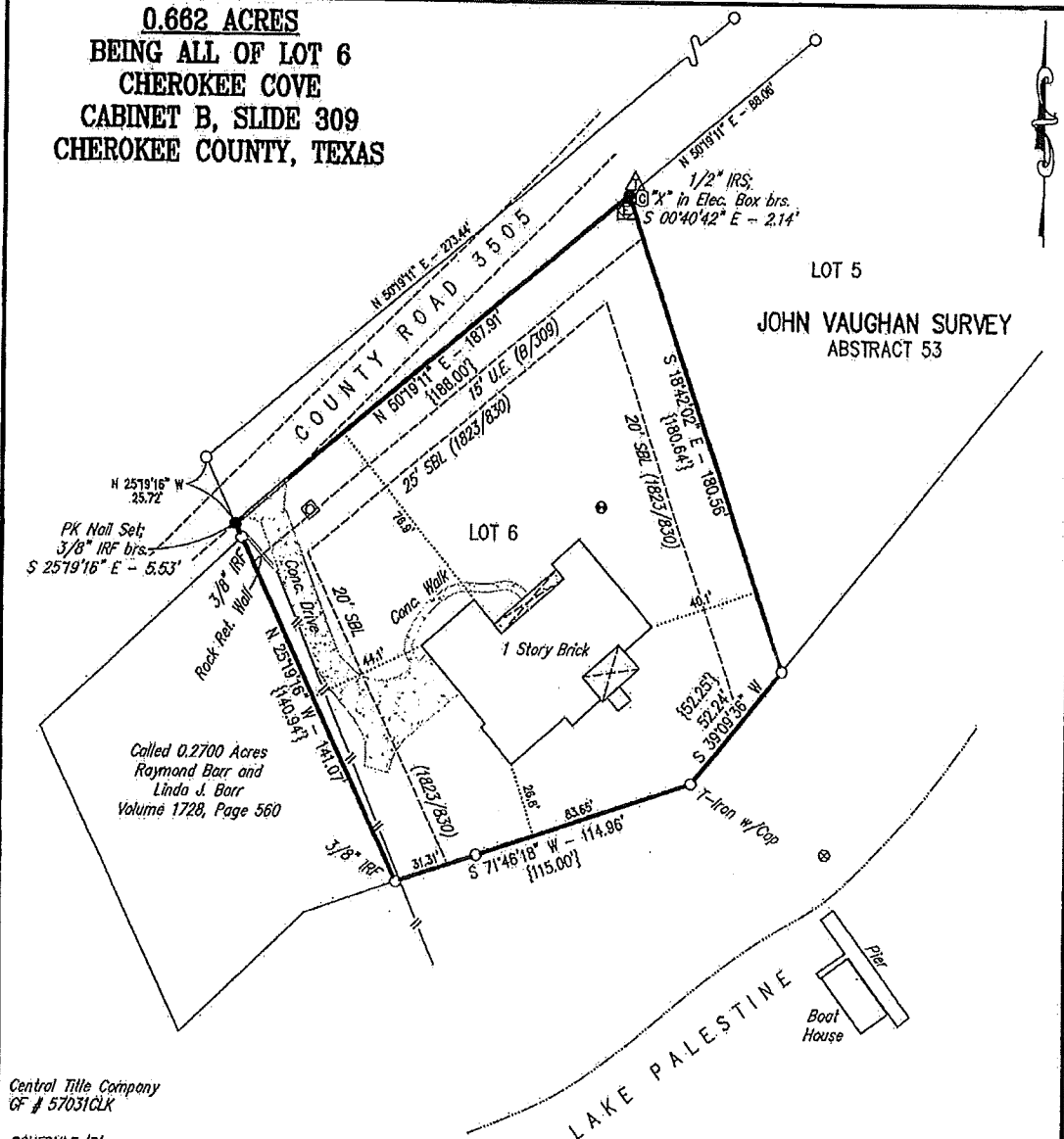
*I, Waylon R. Adams, do hereby state that this Legal Description represents an on the ground survey made under my supervision on February 19, 2016 and is being submitted along with a Plat of said tract(s) herein described.*



Waylon R. Adams  
Registered Professional Land Surveyor  
State of Texas No. 5748



**0.662 ACRES  
BEING ALL OF LOT 6  
CHEROKEE COVE  
CABINET B, SLIDE 309  
CHEROKEE COUNTY, TEXAS**



LOT 5  
JOHN VAUGHAN SURVEY  
ABSTRACT 53

Central Title Company  
OF # 57031CLK

**SCHEDULE 'B'**

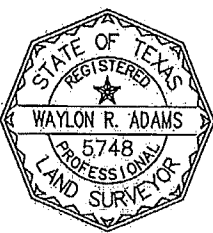
(Note: Any easements not shown hereon were not provided, located or visible. Cain Surveying Company does not certify to any easements that are not visible and not provided to us by said Title company. Easement research was limited to the following:  
Easements and Data provided to CSC by said Title Company.)

- 1) Restrictions, Volume 1823, Page 830 - Does affect subject tract as shown.  
Volume 2055, Page 829 - Does affect subject tract.
- 10a) Utility Easement, Cabinet B, Slide 309 - Does affect subject tract as shown.
- 10f) Setbacks, Cabinet B, Slide 309, Volume 1823, Page 830 - Does affect subject tract as shown.
- 10h) Notice of On-Site Sewage Facility, Volume 2022, Page 516 - Does affect subject tract.

Note: Bearings are based on the southwest line of Cherokee Cove as recorded in Cabinet B, Slide 309 of the Plat Records of Cherokee County, Texas.

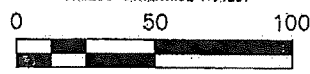
I, Waylon R. Adams, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on February 19, 2016 and is being submitted along with a Legal Description of the tract(s) shown hereon.

*Waylon R. Adams*  
Waylon R. Adams  
Registered Professional Land Surveyor  
State of Texas No. 5748



**LEGEND:**

- { } DEED CALL
  - 1/2" IRF W/CAP (CSC RPLS#5980)
  - 1/2" IRF W/CAP
  - ⊠ WATER METER
  - △ TELEPHONE PEDESTAL
  - ⊙ CABLE BOX
  - ⊞ ELECTRIC BOX
  - ⊕ WATER PUMP
  - ⊗ SEPTIC TANK
- UNLESS OTHERWISE NOTED.



DRAWN BY:	W.R.A.	REVISIONS:	
DATE:	2/24/2016		
DWG. NO.:	J2487		
FB/PG:	269/46		

A SURVEY FOR  
SARAH J. MEREDITH  
365 C.R. 3505, BULLARD  
CHEROKEE COUNTY, TEXAS

**CAIN**  
SURVEYING COMPANY  
815 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75701  
PHONE: 803-839-1104 FAX: 803-839-1184

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

Date: 04/16/2024

GF No. \_\_\_\_\_

Name of Affiant(s): Sarah J. Meredith

Address of Affiant: 4509 Westchase Circle, Grapevine, TX 76051

Description of Property: Lot 6, Cherokee Cove Subdivision (Lake Palestine)  
County Cherokee, 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 02/24/2016 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): boathouse, sidewalk, retaining wall

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.

Sarah Meredith  
Sarah J. Meredith

SWORN AND SUBSCRIBED this 17 day of April, 2024

Teddie Farrell Boone  
Notary Public  
State of Texas  
(TXR-1907) 02-01-2010

