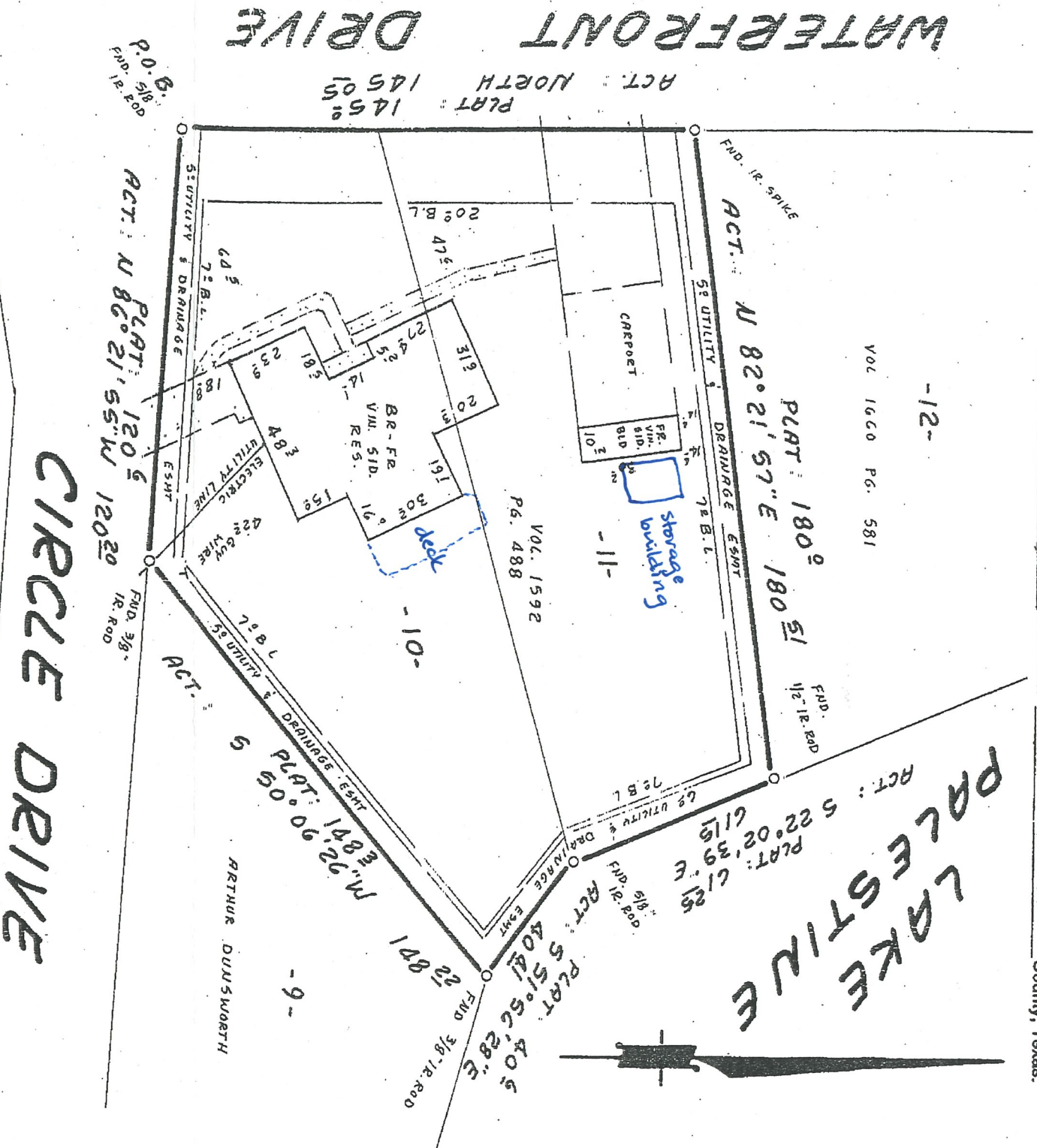


PLAT OF SURVEY

I, Richard C. Davis, Registered Professional Land Surveyor No. 1794, do hereby certify the plat hereon was prepared from an actual survey made under my supervision on the ground of property located at WATERFRONT DRIVE, Texas, Described as follows,

Lot No. -10- £ -11-  
of SILVER SHORES

Texas, according to the Plat of said Addition recorded in Vol. 7  
Pg. 47 & 48 of the PLAT records of HENDERSON County, Texas.



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 as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and this survey substantially complies with a category I-A condition IV survey as specified by the latest edition of the "Manual of Practices for Land Surveying in Texas."

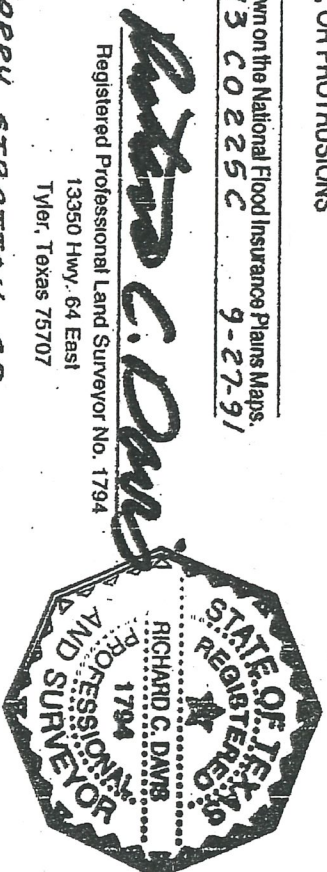
Esmts. supplied by \_\_\_\_\_  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS  
BEARINGS BASED ON WEST CINE

The above tracts not below the 100 year flood stage as shown on the National Flood Insurance Plans Maps.  
Flood Zone X Panel 48213 C0225C 9-27-91

Vol. 1292 Pg. 864  
Vol. 1109 Pg. 37  
Vol. 679 Pg. 82  
BLDG. RESTRICTIONS  
UTILITY & DRAINAGE  
ESMT.

Scale: 1" = 40'  
Date: 11-11-97  
Book 606 Page 61  
2C 39

BUYER: LARRY STRATTON, SR.



Richard C. Davis  
Registered Professional Land Surveyor No. 1794  
13350 Hwy. 64 East  
Tyler, Texas 75707

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

Date: February 21, 2023

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

Name of Affiant(s): Gary L. Patterson

Address of Affiant: 21523 Waterfront Drive, Chandler, TX 75758

Description of Property: Lots 10 & 11, Silver Shores (Lauderdale Svy., A-472)

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 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.

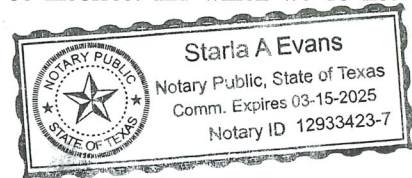
4. To the best of our actual knowledge and belief, since October 2011 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary 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): Storage building next to carport, deck on back of house

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.

Gary L. Patterson  
Gary L. Patterson



SWORN AND SUBSCRIBED this 25<sup>th</sup> day of April, 2024  
Starla A. Evans  
Notary Public