

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

Date: 05/18/2024 GF No. _____

Name of Affiant(s): Guy Willeford, Kristin M. Willeford

Address of Affiant: 16421 Westbury Rd. Beaumont, TX 77713

Description of Property: TR 130 25 JAS GERISH JR 3.00 AC

County Jefferson, 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 July 2003 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.

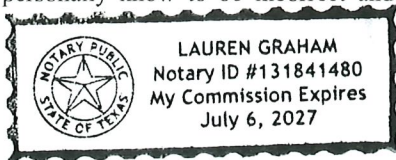
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Guy Willeford

Guy Willeford

Kristin M. Willeford

Kristin M. Willeford



SWORN AND SUBSCRIBED this 23rd day of May, 2024
Lauren Graham

Notary Public

CLIENT: JERRY W. ZIMMERMAN AND ELLEN L. ZIMMERMAN

G.F. NO. 20031595

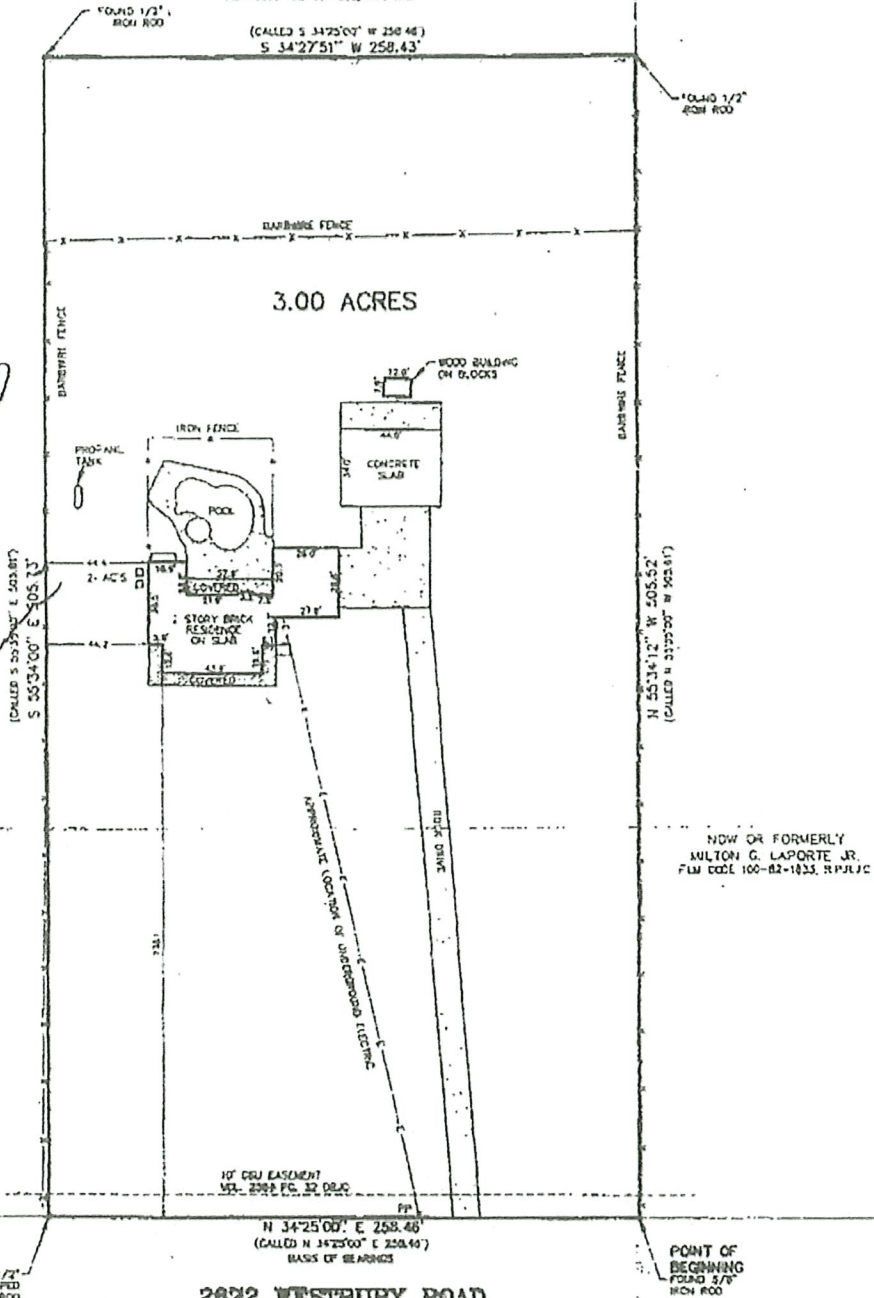
NOW OR FORMERLY
JERRY W. ZIMMERMAN AND
ELLEN L. ZIMMERMAN
PLM CODE 102-51-1052, R.P.R., C.



0 25 50
SCALE

NOW OR FORMERLY
JERRY W. ZIMMERMAN AND
ELLEN L. ZIMMERMAN
PLM CODE 102-51-1052, R.P.R., C.

Handwritten signature: Jerry Zimmerman



NOW OR FORMERLY
MILTON C. LAPORTE JR.
PLM CODE 100-82-1033, R.P.R., C.

DESCRIPTION OF SERVICES REQUESTED: LOCATE CORNERS AND SHOW IMPROVEMENTS

SURVEYOR'S CERTIFICATION:
I DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS AN ACCURATE PLAT OF A SURVEY & DESCRIPTION MADE ON THE PREMISES UNDER MY SUPERVISION, SHOWING ALL IMPROVEMENTS AND ANY VISIBLE ENCROACHMENTS AS OF JULY 2, 2003.

THE ABOVE TRACT BEING LOCATED AT 2672 WESTBURY ROAD, BEAUMONT, TEXAS 77713
AND BEING DESCRIBED AS A 3.00 ACRE TRACT OUT OF THE JAMES GERISH, JR. LEAGUE, A-25
AS RECORDED IN VOLUME PAGE OF THE DEED RECORDS OF JEFFERSON COUNTY, TEXAS.

IN ACCORDANCE WITH THE FLOOD-INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NO. 480385 0128 C DATED 8-5-02, THIS PROPERTY LIES IN THE ZONE NOTED. LOCATION ON MAP DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED. SURVEY REQUESTED. FITZ & SHIPMAN, INC. DOES NOT WARRANT NOR RESPONSIBLE TO THE ACCURACY OR SCALE OF THIS MAP.

FLOOD ZONE (F.E.M.A.) X CENSUS TRACT

REVISION	DATE
CITY & ZIP CODE	77-21-01

Walter J. Ksiazek
WALTER J. KSIAZEK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5321



Fitz & Shipman
CONVEYING SURVEYING AND LAND SURVEYING

DATE: 7/2/03
FIELD BOOK NO.: 05-03
JOB NO.: 03-01