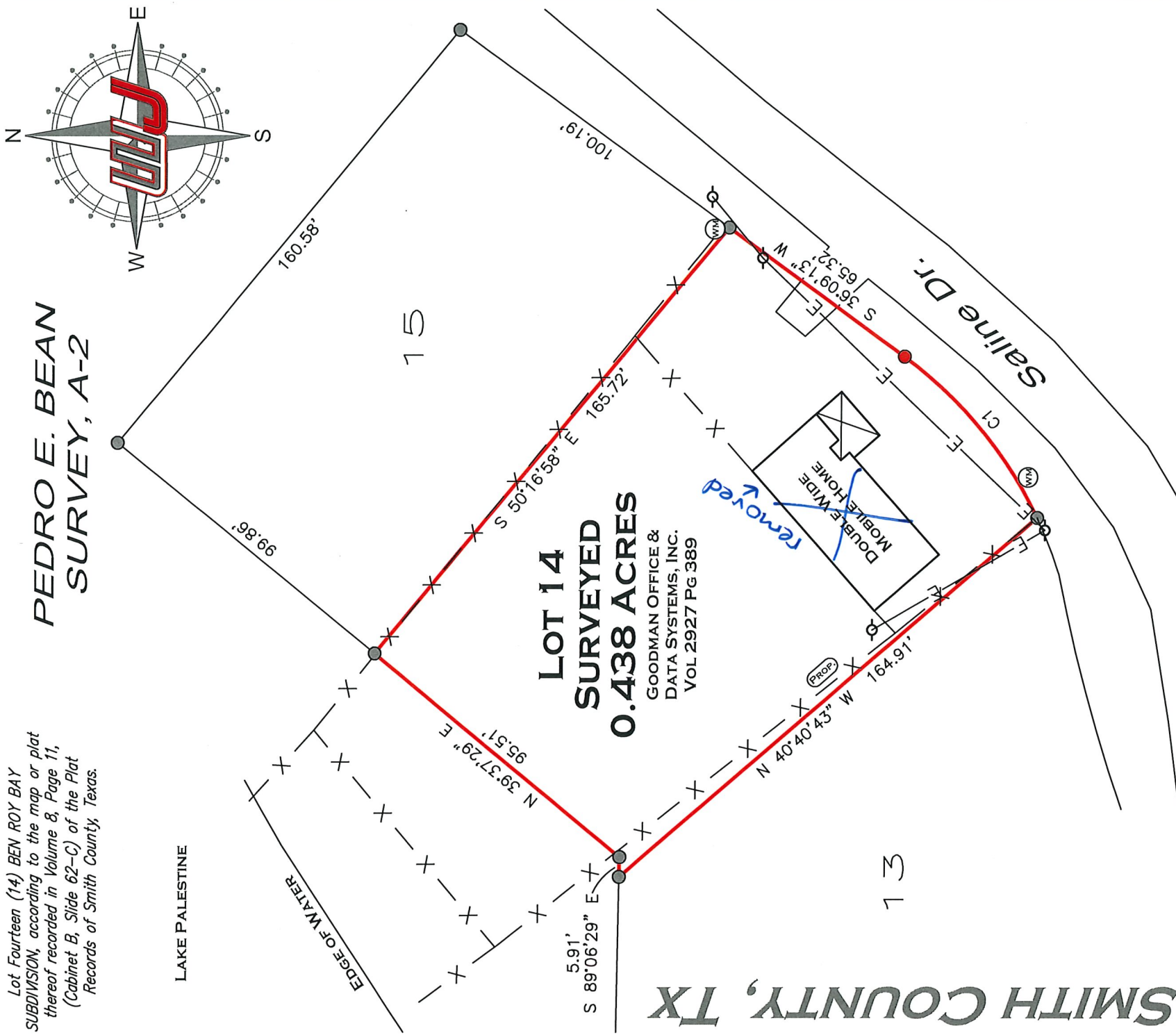


LOT 14 - BEN ROY BAY SUBDIVISION

Lot Fourteen (14) BEN ROY BAY
SUBDIVISION, according to the map or plat
thereof recorded in Volume 8, Page 11,
(Cabinet B, Slide 62-C) of the Plat
Records of Smith County, Texas.

PEDRO E. BEAN SURVEY, A-2



**LOT 14
SURVEYED
0.438 ACRES**

GOODMAN OFFICE &
DATA SYSTEMS, INC.
VOL 2927 PG 389

SMITH COUNTY, TX

LANDMARK TITLE, INC.
GF No. 246337
SCHEDULE B ITEMS:

- ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ANY ROADWAY.
- ANY APPARENT ENCROACHMENTS OR PROTRUSIONS THAT WERE FOUND TO ADVERSELY AFFECT THIS PROPERTY ARE AS SHOWN.
- EASEMENTS AND BUILDING SETBACKS ARE AS SHOWN ON RECORDED PLAT.

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

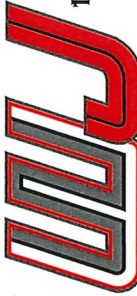
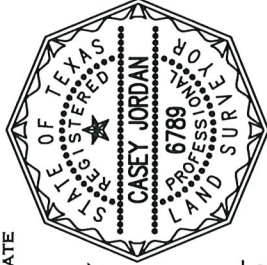
I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 23, 2024.

[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

CURVE	RADIUS	ARC LENGTH
C1	127.09'	63.28'
	CHORD LENGTH	CHORD BEARING
	62.63'	N 50°25'00" E

- ⊙ = POINT FOR CORNER
- ⊙ = COTTON SPINDLE FOUND/SET
- ⊙ = 1/2" IRON ROD FOUND/SET
- FENCE — X — X — X — X — X — X — X — X
- OVERHEAD ELECTRIC LINE — E — E — E
- WM = WATER METER
- PL = POWER POLE
- MH = MANHOLE
- GM = GAS METER
- EM = ELECTRIC METER
- T = TELE. PEDESTAL
- ⊗ = WATER VALVE
- ⊕ = PIPELINE MARKER
- ⊕ = FIRE HYDRANT
- ⊕ = SEPTIC LID/EQUIPMENT
- ⊕ = PROP. = PROPANE TANK
- ⊕ = AIR CONDITIONER



LAND SURVEYING
TBPELS FIRM NO. 1 0025300

10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

MANAGER: ACJ

ADDRESS: 14976 SALINE DR.

CITY/COUNTY: BULLARD/CHEROKEE

SURVEY/ABSTRACT No.: BEAN/2

SUBDIVISION: BEN ROY BAY

LOT/BLOCK No.: 14

CLIENT: KEVIN SIMPSON

PREPARED BY: C.H.J. ON APRIL 23, 2024

JOB No. 24-0494

40 0 40
SCALE: 1" = 40'

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

Date: May 28, 2024 GF No. _____

Name of Affiant(s): Big K Simpson Rentals LLC,

Address of Affiant: 13530 FM 346, Flint, TX 75762

Description of Property: Lot 14, Unit L, Ben Roy Bay; 14976 Saline Dr., Bullard, TX 75757
County Smith, 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:

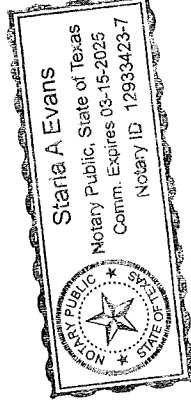
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): _____
2. We are familiar with the property and the improvements located 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 April 23, 2024 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, replatlings, 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): Removed mobile home

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.


Kevin Simpson



SWORN AND SUBSCRIBED this 30th day of May, 2024
Starla A Evans
Notary Public