

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

Date: _____

GF No. _____

Name of Affiant(s): Chad A. LaGrappe

Address of Affiant: 2250 Savannah Trace, Beaumont, TX 77706

Description of Property: Ashton Phase I Amended Lots 2 & 3

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.

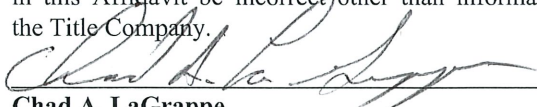
4. To the best of our actual knowledge and belief, since April 24, 2023 there have been no:

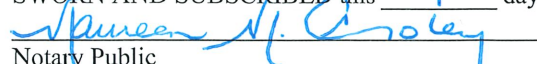
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. 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): _____

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.


Chad A. LaGrappe

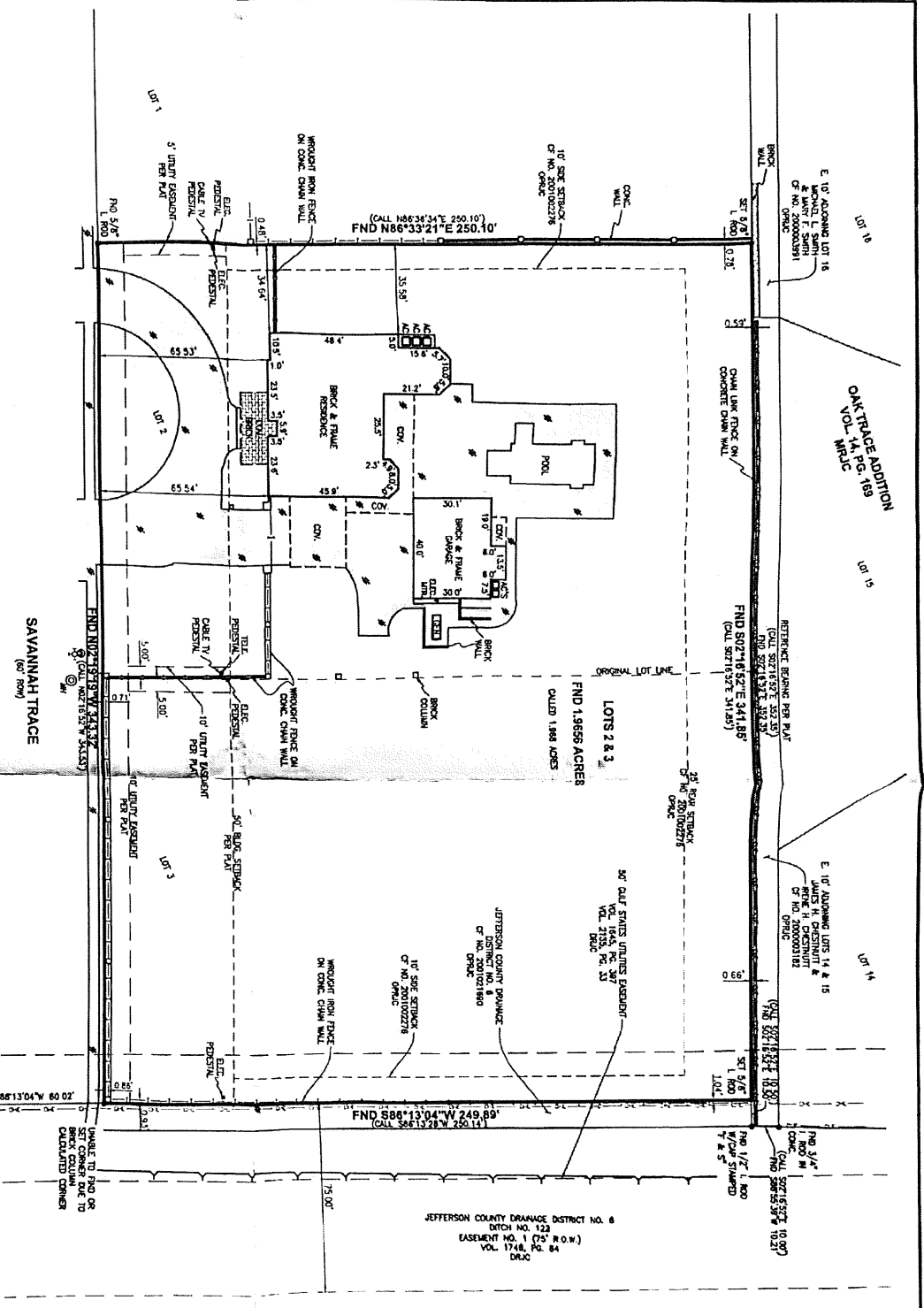
SWORN AND SUBSCRIBED this 4th day of June, 2024

Notary Public



SCALE 1"=30'

LEGEND

- TELEPHONE POLE
- WATER VAULT
- FIRE HYDRANT
- MANHOLE
- DRAIN LINE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- DITCH TOP
- ORIGINAL TRACT LINE
- CONCRETE



NOTE:
 1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 2. THE FRONT CENTER IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION IN THE COURSE OF HIS PERFORMANCE OF HIS DUTY AS A SURVEYOR AND NOT A GUARANTEE OF THE ACCURACY OF HIS PERFORMANCE OF HIS DUTY AS A SURVEYOR AND NOT A GUARANTEE OF THE ACCURACY OF HIS PERFORMANCE OF HIS DUTY AS A SURVEYOR.
 3. ALL SET 1/2" ROW ROSS SET WITH A CAP STAMPED "J.K. WHITELEY & ASSOCIATES".
 4. SUBJECT TO EASEMENTS (TO) FROM THE UNDERGROUND RESIDENTIAL RESULT AND WATER MAIN RECORDS OF JEFFERSON COUNTY, TEXAS (UNLESS TO PLOD)

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2220 & 2250 SAVANNAH ROAD
 BEAUMONT, TEXAS 77705
 Lots Numbered Two (2) and Three (3) of ASHTON PLACE, PHASE 1, in addition to the City of Beaumont, Texas, as shown on the plat of record in Vol. 18 page 318 Map Records of Jefferson County, Texas.
 Owner: Chad A. Lagrappe & Jessica L. Lagrappe
 Center: 3.02
 In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development (Commentary 301.5 C-404) and the Flood Hazard Boundary Map, Department of Housing and Urban Development (Commentary 301.5 C-404) Date of File: 4-4-02
 This property lies in Zone "X" (shaded). Location not determined by FEMA. Actual flood elevation not determined. Flood hazard shown for informational purposes only and is not intended to be a substitute for a flood hazard map.

DATE SURVEYED: FEBRUARY 2, 2018
 TO THE OWNERS AND THE OWNERS OF THE RECORDS SURVEYED AND TO THE FIRST AMERICAN TITLE INSURANCE COMPANY.
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THE DAY MADE ON THE GROUND AND THAT THERE ARE NO DISCREPANCIES, ENCUMBRANCES, OVERLAPPING OR LAPPING OF LOTS, OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS BEEN MEASURED AND ADJUSTED TO THE TRUE RECORDING TITLE OF THE 2250-6-4-02

MARK W. WHITELEY AND ASSOCIATES INCORPORATED
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
 215 P.L.S. FIRM NO. 10108700
 TEXAS REG. ENG. FIRM NO. F-2363
 BEAUMONT, TEXAS 77705-5402 (713) 499-5855, 1700
 409-582-5451 (713) 499-5855, 1700

CHAD A. LAGRAPPE & JESSICA L. LAGRAPPE
 BOUNDARY SURVEY
 OF
 LOTS NUMBERED TWO (2) AND THREE (3)
 ASHTON PLACE, PHASE 1
 VOL. 18 PAGE 318, MRJC
 BEAUMONT, JEFFERSON COUNTY, TEXAS.

DATE SURVEYED	SCALE	SHEET NO.
FEB. 02, 2018	1"=30'	1 OF 1
DATE PLOD	SCALE	SHEET NO.
FEB. 02, 2018	1"=30'	1 OF 1

18-1881 18-1882 DWG 0