

NOTES:

- Coordinates, bearings and distances shown hereon are Grid NAD 83 (1993), Texas Central Zone referenced to the City of Huntsville Mapping Control Network and are based on the position of control point 7028 having published coordinates of N- 10,293,003.010 Ft., E- 3,797,999.033 Ft. and GPS observations. Distances herein may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
- Plastic caps referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2005".
- This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain" according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 02500 and Map No. 48471C02500 dated August 16, 2011.
- This survey was completed without an Abstract of Title. There may be easements and other matters not shown.



I, Harold E. McAdams, do hereby state that this plat represents a survey made on the ground and that all corners and monuments are as shown hereon.



Signed *H.E. McAdams*
Harold E. McAdams
Reg. Prof. Land Surveyor No. 2005
August 4, 2017

PLAT OF IMPROVEMENTS ON
ANDREW TOVAR, ET AL
1.50 ACRE TRACT

WILLIAM B. BURDITT LEAGUE, A-8
WALKER COUNTY, TEXAS

AUGUST 2017

SCALE 1" = 50 FEET

MOORER & WOODS, INC.
Reg. Professional Land Surveyors
P.O. Box 981, Huntsville, Texas 77342
TBPLS Firm No. 1004900

16064

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

Date: 6/18/2024

GF No. _____

Name of Affiant(s): _____

Address of Affiant: _____

Description of Property: NEIDERHOFER SUB (UNRECORDED), LOT 5.35, ACRES 1.5
County WALKER, 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 8/4/17 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.

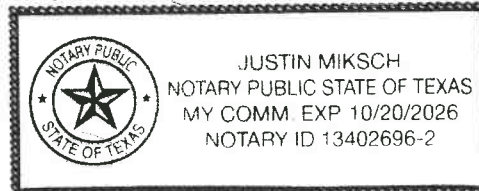
EXCEPT for the following (If None, Insert "None" Below:) SHED WAS ADDED ON SLAB AT BACK OF HOME

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.

X Brian Bauer

X [Signature]



SWORN AND SUBSCRIBED this 18th day of June, 2024

Notary Public

(TXR-1907) 02-01-2010