

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

Date: _____ GF No. _____
Name of Affiant(s): Jana Diane Morris
Address of Affiant: 307 Blue Point Rd, Clear Lake Shores, TX, 77565
Description of Property: Somerset Shores, Lot 15 & 16, Acres .9571
County San Jacinto, 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 10/02/2021 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): Perimeter fencing, concrete sidewalk and seating area.

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.

[Signature]

SWORN AND SUBSCRIBED this 3rd day of July, 2024.

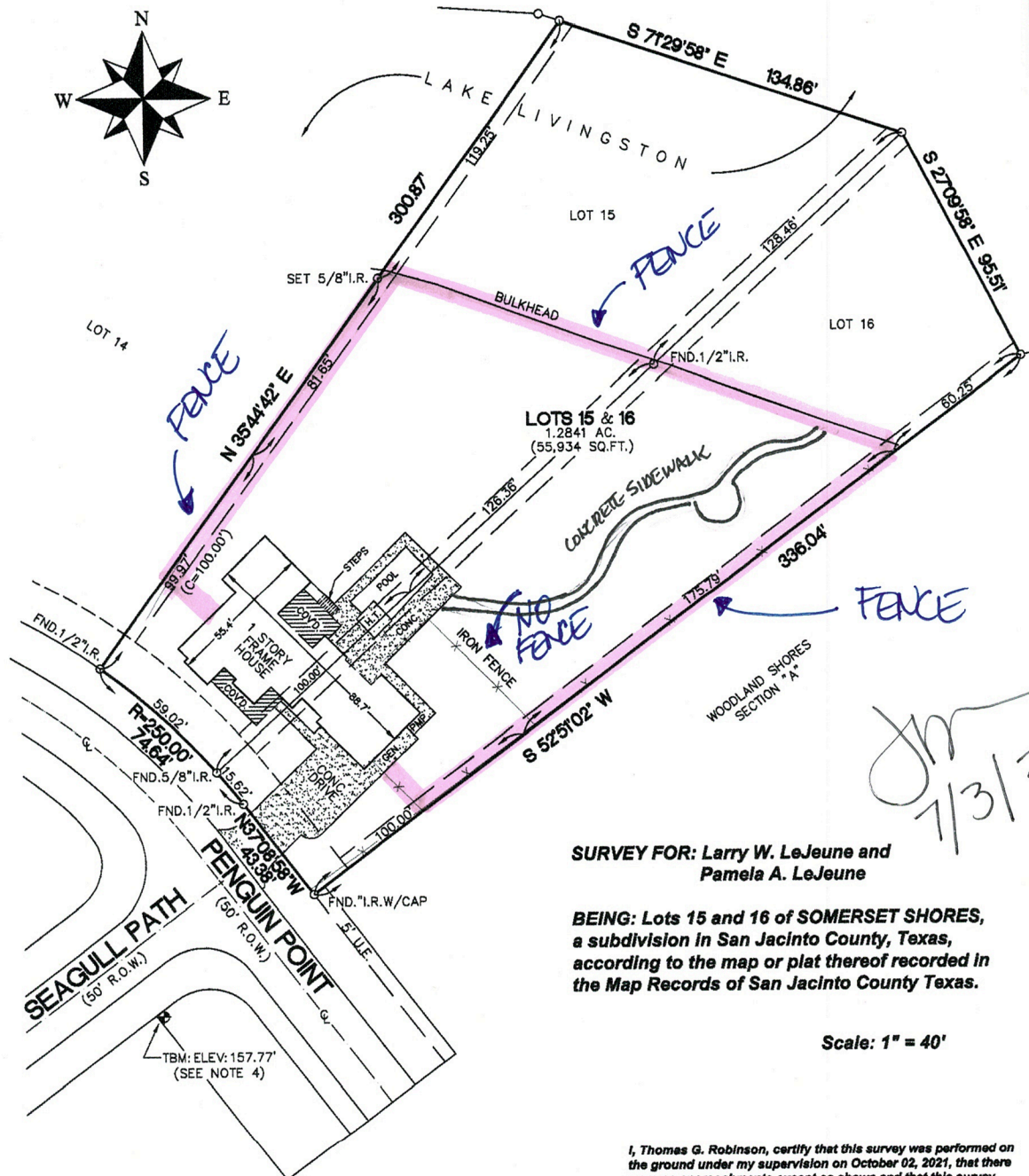
Mary Gordon
Notary Public
(TXR 1907) 02-01-2010



NOTES:

1. Bearings based on recorded plat.
2. This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under G.F. No. 2020071365 & 2020071362, with an effective date of July 2, 2020 and is subject to certain restrictive covenants as set forth therein, by plat map recorded in Clerk's File No. 2012004519, P.R.S.J.C.T. and by deed restrictions (if any), on file with San Jacinto County, Texas. This surveyor has not abstracted the subject property.
3. Subject to easement in favor of Texas Eastern Transmission Corporation as set forth in Vol. 94, Pg. 7, D.R.S.J.C.T. and amended in Vol. 266, Pg. 246, O.P.R.S.J.C.T.
4. Subject to Flowage Easement as set forth in Vol. 120, Pg. 310, D.R.S.J.C.T.
5. Subject to right-of-way as set forth in Vol. 115, Pg. 518, Vol. 115, Pg. 517 and Vol. 123, Pg. 97, D.R.S.J.C.T. (as to Lot 15).
6. Subject to easement as set forth in Vol. 272, Pg. 838, O.P.R.S.J.C.T. (as to Lot 15).
7. Subject to rights of ingress and egress as set forth in Vol. 123, Pg. 294, D.R.S.J.C.T. (as to Lot 15).

PROPERTY ADDRESS:
110 Penguin Point
Point Blank, Texas 77364



**SURVEY FOR: Larry W. LeJeune and
Pamela A. LeJeune**

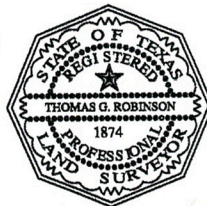
**BEING: Lots 15 and 16 of SOMERSET SHORES,
a subdivision in San Jacinto County, Texas,
according to the map or plat thereof recorded in
the Map Records of San Jacinto County Texas.**

Scale: 1" = 40'

I, Thomas G. Robinson, certify that this survey was performed on the ground under my supervision on October 02, 2021, that there were no encroachments except as shown and that this survey conforms to T.S.P.S. Standards for a Category 1B, Condition III Survey; This certifies only to easements and building lines shown on title commitment GFR2020071365 & 2020071362 of Stewart Title Guaranty Company dated July 02, 2020.

ROBINSON SURVEYING, INC.

16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com



Thomas G. Robinson
THOMAS G. ROBINSON, R.P.L.S. #1874

Penguin Point, 20A114B
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