

SURVEY PLAT

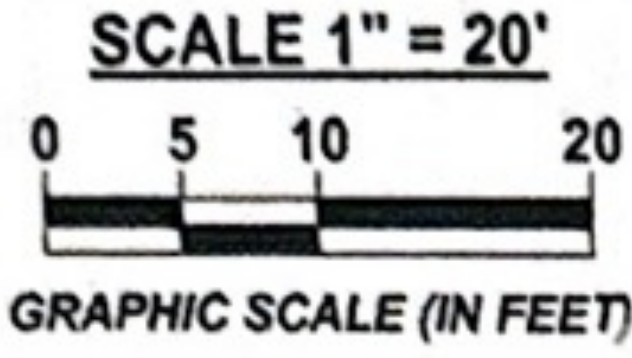
TO: Town Square Title, GF No. 019-36136

ADDRESS: 408 Foxtail Court, Waxahachie, Texas.

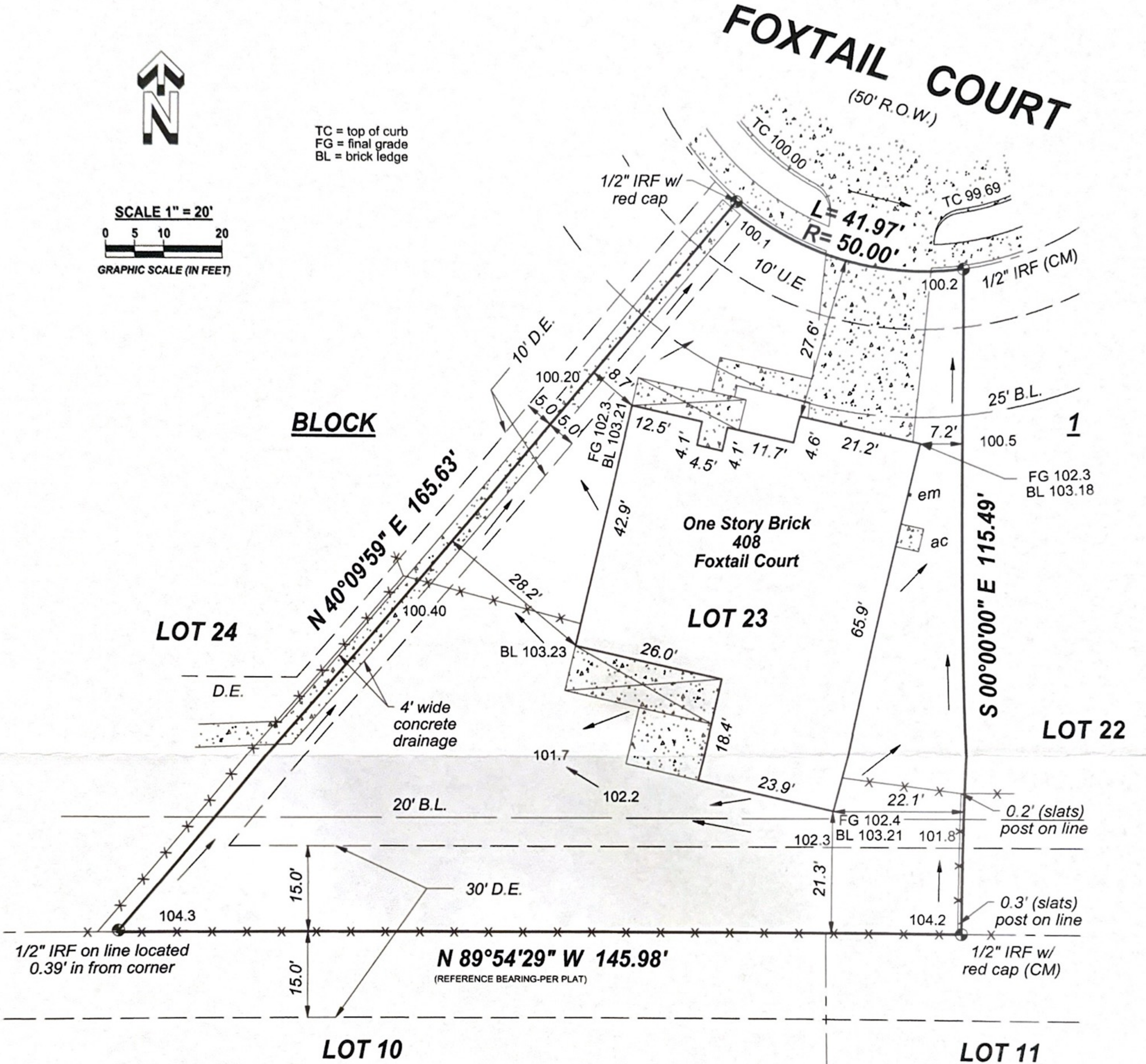
Lot 23, Block 1, of Park Place, Phase 3, an addition to the City of Waxahachie, Ellis County, Texas, according to the map thereof recorded in Cabinet I, Slide 596, of the Plat Records, of Ellis County, Texas.



TC = top of curb
FG = final grade
BL = brick ledge



FOXTAIL COURT
(50' R.O.W.)



Subject to the following:
Esmt. to Texas Electric Railway Vol. 235, Pg. 388, DR/ECT.
Esmts. to Texas Power & Light Co. Vol. 325, Pg. 229, Vol. 334, Pg. 244, and Vol. 539, Pg. 401, DR/ECT.
Esmt. to Brazos Electric Power Coop., Inc. Vol. 479, Pg. 208, DR/ECT.
Esmt. to Rockett Water Supply Corp. Vol. 504, Pg. 381, DR/ECT.
Esmt. to Texas Electric Utilities Co. Vol. 1220, Pg. 76, DR/ECT.
Esmt. to Lad Vien Vol. 1728, Pg. 1101, DR/ECT.

The location description of the above described easement(s) contain insufficient information and/or errors and ambiguities to conclusively locate on or off the subject property, however, the Surveyor did not find any visible and apparent surface evidence of said easement(s). This statement is not intended to induce the title company to remove the easement(s) from their title commitment.

I hereby declare that the elevations and drainage patterns shown hereon were developed from a survey of this property, performed on June 28, 2019, and depict the elevation as they existed on this date. The relative elevations as depicted may change subsequent to the date of this survey due to consolidation or upheaval of the soil; addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations and drainage patterns of this property after the date of this survey.

NOTE:
Monuments shown (CM) hereon were used as controlling monuments for purposes of this survey.

Easements and Building Lines shown are per plat, unless otherwise shown. D.U.E. = drainage & utility easement U.E. = utility easement D.E. = drainage easement B.L. = building line			
LEGEND OF SYMBOLS	● Survey Monument	IRS - Iron Rod Set	IRF - Iron Rod Found
● pp - Power Pole	● lp - Light Pole	⊕ fh - Fire Hydrant	⊙ mh - Man Hole
— Fence Line — x — x —	— Boundary Line —	— Bldg. Line —	— Center Line —
			▲ gm - Gas Meter
			■ em - Electric Meter
			○ sc - Sewer Cleanout
			○ wm - Water Meter
			--- Easement Line ---
			--- Utility Line ---

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED (100 YEAR FLOOD HAZARD AREA) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL NUMBER: 48139C0200 F, DATED: JUNE 3, 2013.

PROPERTY IS LOCATED IN ZONE: X

The plat shown hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The size, type and location of all visible and apparent buildings and improvements to the property found on the ground are shown hereon. The record distance to the nearest intersecting street or road is shown hereon. Except as shown hereon there were no visible and apparent encroachments or protrusions of improvements or physical evidence of easements found on the ground on the subject property. This survey is subject to all easements and restrictions of record. This is a surface or above ground survey. No attempt to locate underground utilities or structures of any kind has been made. This certification is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. The surveyor grants a license to use this drawing exclusively for the original closing or loan transaction for which the survey was performed. Not published. All Rights Reserved. May not be copied, stored or redistributed without prior, written permission.

Scale 1" = 20'
Date June 28, 2019
Job No. X41083
Drawn By NB

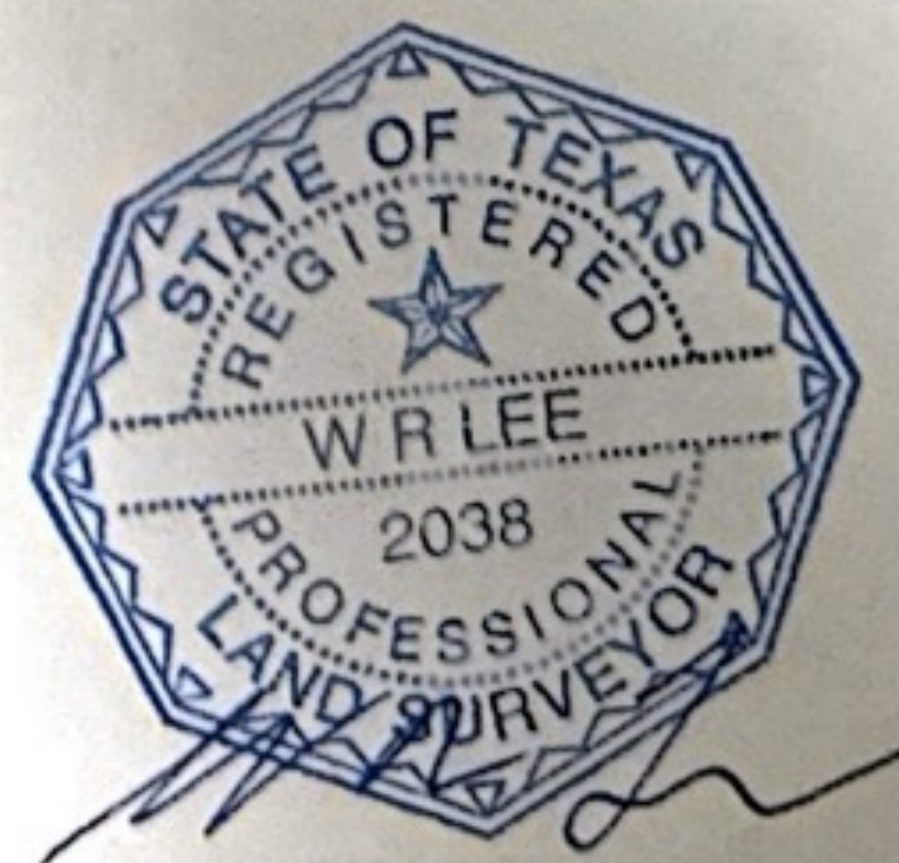
Shields and Lee Surveyors

1421 Ferndale Avenue
Dallas, Texas 75224
Phone (214) 942-8496



TBPLS Firm No. 10017000

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W.R. Lee, R.P.L.S. 2038

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

Date: 7/21/2024 GF No. n/a
Name of Affiant(s): Russell + Starla Williams
Address of Affiant: 408 Foxtail Court
Description of Property: Lot 23, Block 1, Park Place
County Ellis, 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 6/28/2019 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): pool / hot tub slab

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.

Russell Williams
Starla Williams

SWORN AND SUBSCRIBED this 21 day of July, 2024.

Allison Kartal
Notary Public

(TXR 1907) 02-01-2010

