

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

Date: October 18, 2024

GF No. _____

Name of Affiant(s): Renda Garner

Address of Affiant: 36 Lake Frankston, Frankston, TX 75763

Description of Property: Lot 36, Lake Frankston

County Anderson, 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 2017 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): Added 320 sqft onto front of house.

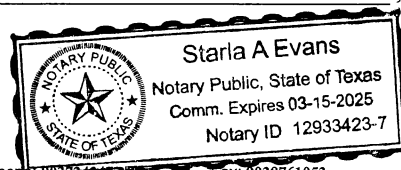
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

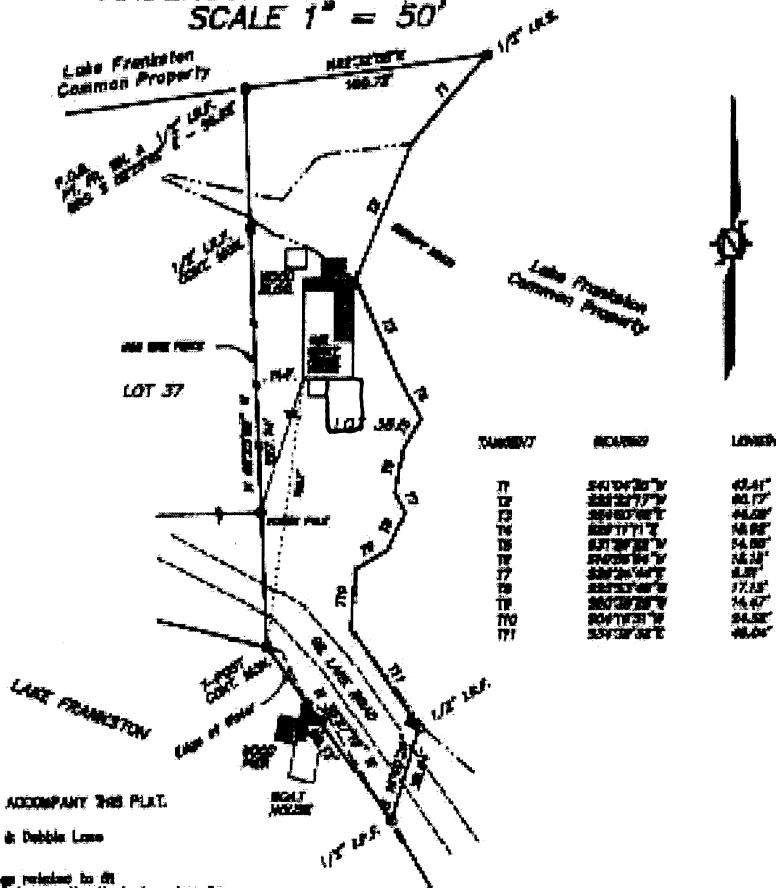
Starla Garner
Renda Garner

SWORN AND SUBSCRIBED this 25th day of October, 2024

Starla A Evans
Notary Public
State of Texas
(TXR-1907) 02-01-2010



**SURVEY SHOWING
LAKE FRANKSTON FISHING CLUB
LOT 36
D. C. PAYNE SURVEY A - 598
ANDERSON COUNTY, TEXAS
SCALE 1" = 50'**



FIELD NOTES ACCOMPANY THIS PLAT.

Owner: Brad & Debbie Lane

NOTE: Bearings related to all well markers on the North boundary line of Lake Frankston Fishing Club.

NOTE: P.O.B. is South 1880.00' and East 3549.53' from the Deeded Surveyed corner of Lake Frankston 114 acre tract.

The subject property is within flood zone G as indicated by Federal Emergency Management Agency Flood Maps, See Panel 480001 DURS A (within the 500 year flood-pain) Dated - January 24, 1975

To the best of my knowledge the plat herein is a true, correct representation of the property as described by survey, the size and dimensions of said property found to be as indicated by plat, the site, location and type of buildings and improvements are as shown.

NOTE: Boundaries on this plat are as agreed upon by all affected lot owners and the Board of Directors of Lake Frankston Fishing Club.

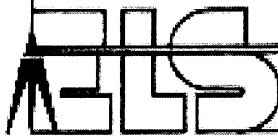
NOTE: No Easements or Restrictions have been provided as of the date indicated here on.

on The original signature on this plat is in red ink, any copy that is not signed in Red Ink is considered altered and is null and void.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1979
12/18/84



LOT 36
LAKE FRANKSTON
RECORDED IN VOLUME 722, PAGE 410
D.R.A.Co., T.



SURVEYING & MAPPING, INC.
3410 S. 2nd LOOP 383
TYLER, TEXAS 75701
OFFICE 902/981-7338 FAX 902/934-1048

JOB NO. _____
BOOK _____ PAGE 42