

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 03/17/2025

GF No.

Name of Affiant(s): Gregg FARRIS

Address of Affiant: 219 FOX SQUIRREL CT.

Description of Property: LAKE LIVINGSTON LOT 3 (House) & LOT 4 (LOT)

County POLK, Texas BEACON Bay SECTION 2

Date of Survey: see Pg 2 - march 2007 / December 2007 / May 2012

"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 duly sworn, stated:

- 1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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 BUILT 6/2012

Balcony Roof added 8/2013

- 5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Gregg Farris</u> Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____ Affiant</p>
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SWORN AND SUBSCRIBED this 20th day of March, _____



Maria Musgrove
Notary Public

Date of Survey

- Original Survey March 2007
- Survey Updated December 2007
(SEE ATTACHED FROM PREVIOUS OWNER)
- Current owner used updated survey (December 2007) at closing in May 2012

RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May be modified as Appropriate for Commercial Transactions)

File Number: 201229951
Date: May 21, 2012
Name of Affiant(s): MICHAEL B SCHWARTZ and CATHERINE A SCHWARTZ
Address of Affiant: 289 BAYVIEW LANE
Description of Property: Lot Three (3), Section Two (2) of BEACON BAY, a subdivision in Polk County, Texas as shown by the map or plat thereof recorded in Volume 11, Page 42 of the Plat Records, Polk County, Texas.
County: Polk, Texas
Name of Title Company: POLK COUNTY ABSTRACT, INC.

"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:

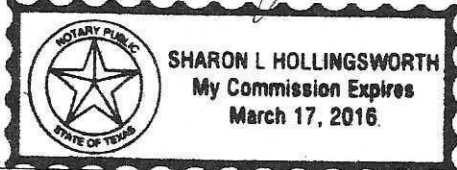
1. _____ (If Affiant(s) is not the Property Owner, state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located 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 Company may make exceptions to the coverage of the title insurance as 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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since March 2007 (Survey Date) 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):
"None"
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.

Sworn and subscribed this 5-21-12

Michael B. Schwartz
MICHAEL B SCHWARTZ

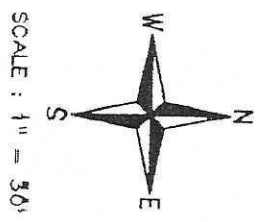
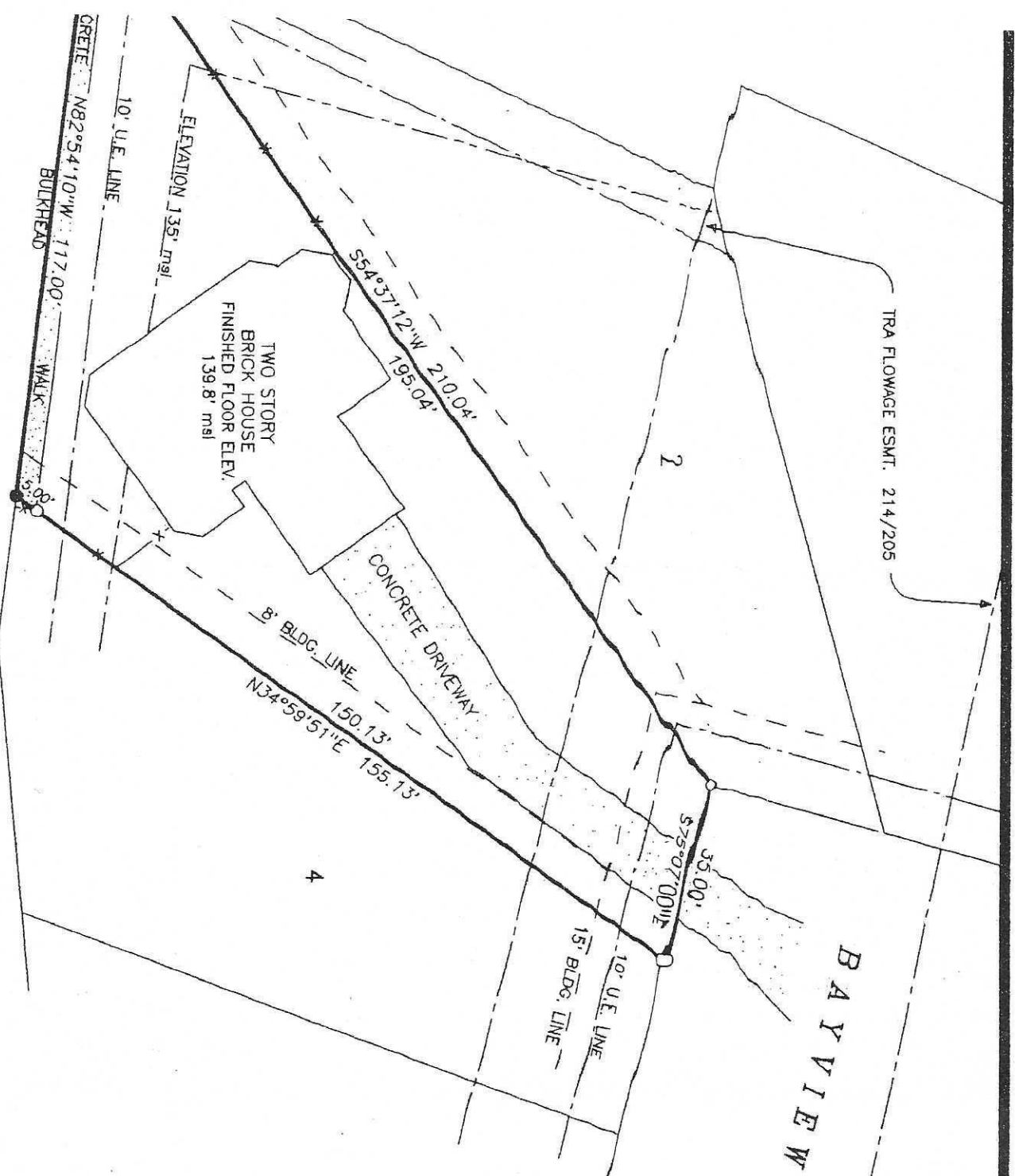
Catherine A. Schwartz
CATHERINE A SCHWARTZ

Sharon L Hollingsworth
Notary Public in and for the State of



KE
LIVINGSTON

Catherine Schwab 12-21-07
Mr. W. B. Smith 12/21/07

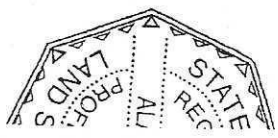


SCALE : 1" = 50'

PLAT OF LOT 3, SECTION TWO OF BE SUBDIVISION IN THE WILLIAM BEAZLE POLK COUNTY, TEXAS AND BEING TH SUBDIVISION AS SHOWN ON A PLAT I VOLUME 11, PAGE 42 OF THE POLK RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND S DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AN REPRESENTATION OF A SURVEY MADE UNDER MY S THE GROUND OF THE PROPERTY SHOWN HEREON, APPARENT BOUNDARY LINE CONFLICTS, AND THAT ACCESS TO AND FROM A PUBLIC ROADWAY.

SURVEYED : MARCH, 2007
UPDATED : DECEMBER, 2007
Alan Cook
ALAN COOK, RPLS NO. 5368
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY STREET
LIVINGSTON, TX, 77351
(936) 327-8164

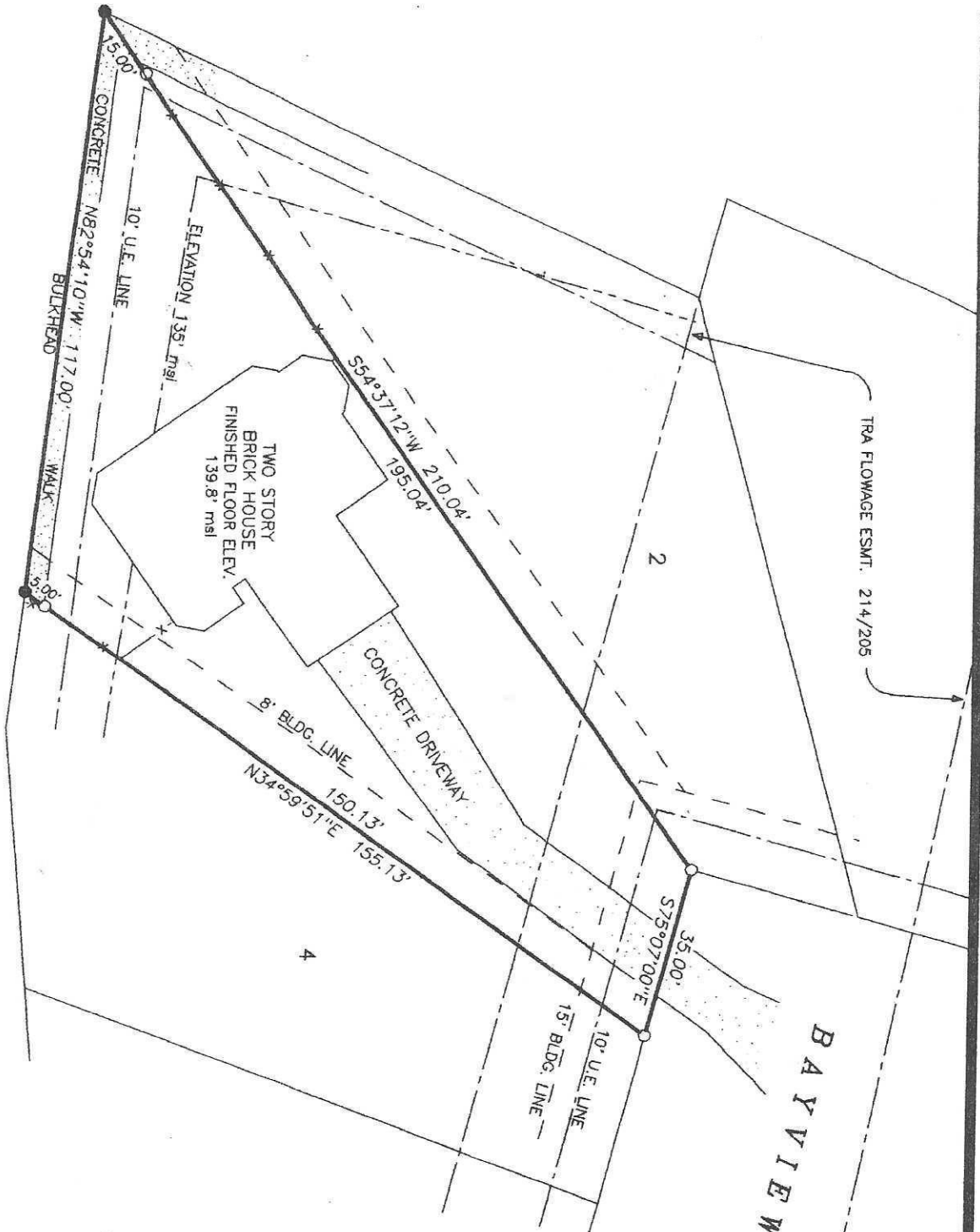


— x — DENOTES FENCE LINE
O DENOTES FOUND 5/8" IRON ROD
● DENOTES CALCULATED POINT, NO MONUMENTATION

NOTE : WITH EXCEPTION TO THAT AREA BELOW ELEV PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD H/

LAKE LIVINGSTON

Caroline Schwab 12-21-07
William B. Schwab 12/21/07



BAYVIEW DRIVE



SCALE : 1" = 30'

PLAT OF LOT 3, SECTION TWO OF BEAK SUBDIVISION IN THE WILLIAM BEAZLEY POLK COUNTY, TEXAS AND BEING THE SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 11, PAGE 42 OF THE POLK COUNTY RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND THAT THE GROUND OF THE PROPERTY SHOWN HEREON, THE APPARENT BOUNDARY LINE CONFLICTS, AND THAT SAID ACCESS TO AND FROM A PUBLIC ROADWAY.

SURVEYED : MARCH, 2007
 UPDATED : DECEMBER, 2007
 ALAN COOK, RPLS NO. 5368
 COOK LAND SURVEYING ENT., LLC
 110 EAST ABBEY STREET
 LIVINGSTON, TX. 77351
 (936) 327-8164



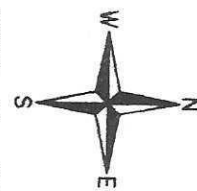
○ DENOTES FOUND 5/8" IRON ROD
 ● DENOTES CALCULATED POINT, NO MONUMENTATION

NOTE : WITH EXCEPTION TO THAT AREA BELOW ELEVATION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE

TRA FLOWAGE ESMT. 214/205

BAYVIEW DRIVE

SCALE: 1" = 30'



PLAT OF LOT 3, SECTION TWO OF BEACON BAY SUBDIVISION IN THE WILLIAM BEAZLEY SURVEY, A-4, POLK COUNTY, TEXAS AND BEING THE SAME SUBDIVISION AS SHOWN ON A PLAT RECORDED IN VOLUME 11, PAGE 42 OF THE POLK COUNTY PLAT RECORDS.

I, ALAN COOK, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5368, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION UPON THE GROUND OF THE PROPERTY SHOWN HEREON, THAT THERE ARE NO APPARENT BOUNDARY LINE CONFLICTS, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

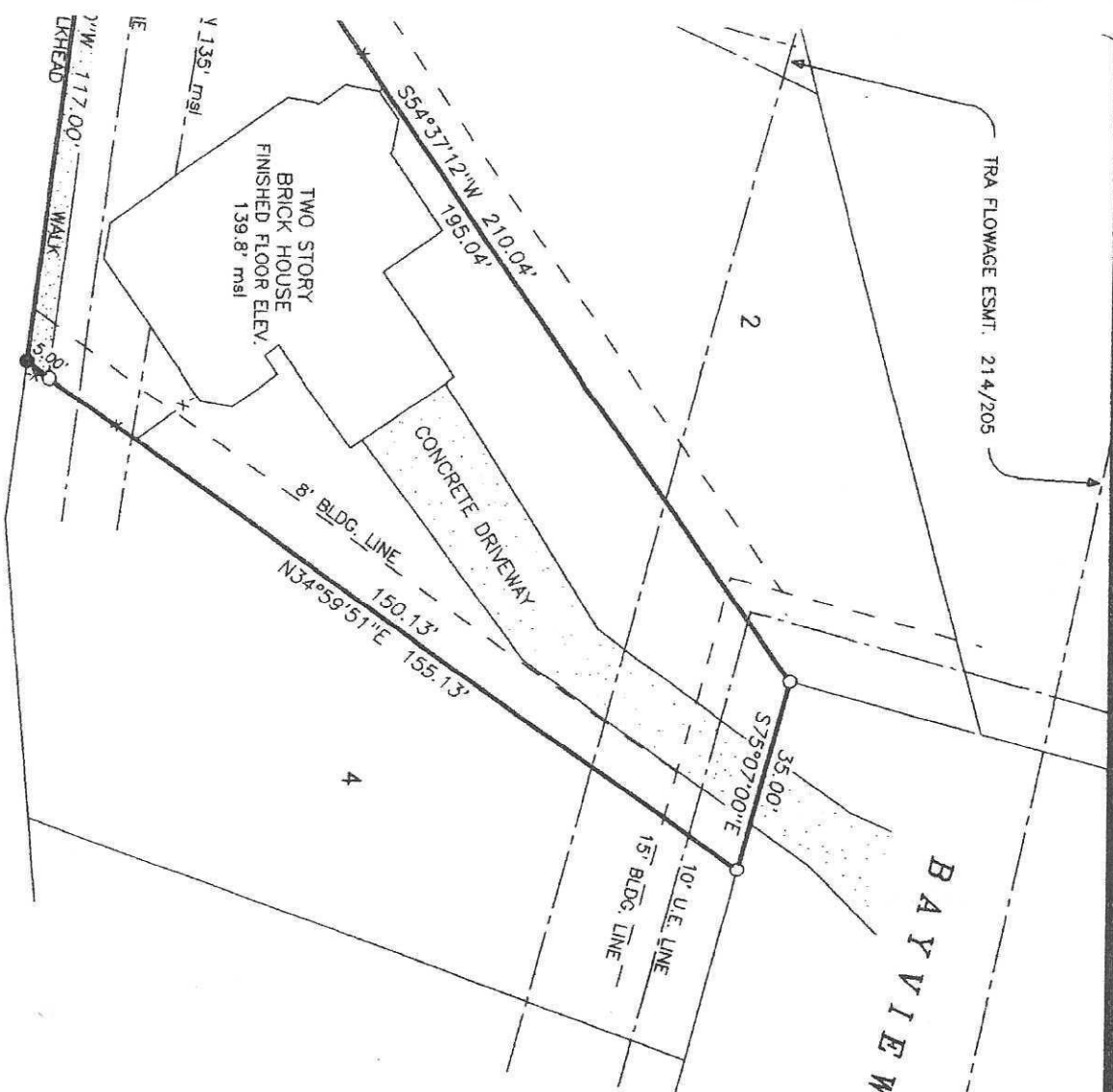
SURVEYED: MARCH, 2007
UPDATED: DECEMBER, 2007

ALAN COOK, RPLS NO. 5368
COOK LAND SURVEYING ENT., LLC
110 EAST ABBEY STREET
LIVINGSTON, TX. 77351
(936) 327-8164



X DENOTES FENCE LINE
O DENOTES FOUND 5/8" IRON ROD
● DENOTES CALCULATED POINT, NO MONUMENTATION

NOTE: WITH EXCEPTION TO THAT AREA BELOW ELEVATION 135' msl, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



LIVINGSTON

Catherine Schuarts 12-21-07
Michael B. Schuarts 12/21/07