

Item 2008-1
T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 9/21/22
Name of Affiant(s):

Brian Acreman
Po Box 1613
Montgomery, TX 77356

GF No. VTX-1377657

Larry Gene Gattis Jr.
25 Gourd Creek Road
Huntsville, TX 77340

Description of Property: 3 Gourd Creek Road, Huntsville, TX 77340

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 Policy of Title Insurance upon payment of the promulgated premium.

4. **To the best of our actual knowledge and belief, since 12-15-19 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, replatting, 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:
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 Netco, Inc. the Title Company [or Am[Trust Title Insurance 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.

Brian Acreman
Brian Acreman

Larry Gene Gattis Jr.
Larry Gene Gattis Jr.

Subscribed and sworn to before me this 21 day of September 2022.

Notary Public Carmen Denise Ford

[enclosure: attach copy of survey]





SYMBOL LEGEND

- P- Overhead Power Line
- C- Day Wire
- // Wood Fence
- XXX- Wrought Iron Fence
- XX- Chainlink Fence
- X- Wire Fence
- * Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

RANCH ACRES
SECTION 2
VOL. 174, PG. 611, D.R.W.C.T.

Jesse Reeco Estate
50.0 Acres
W.C.A.D. ID 17851

FND 3/8" I.R.
@99.30'

BRS: S 29°34'48" E-0.87'

S 60°28'12" W 512.22'

N 16°32'24" N 475.47'

LOT 3

LOT 4

LOT 1

LOT 2

GOURD CREEK DRIVE

BOUNDARY & IMPROVEMENT SURVEY

General Notes:

- 1) © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 2) Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 3) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.

This Property Lies in Zone A outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48471C0525 D having an effective date 08/18/2011.

Purchaser Larry Gene Gattis, Jr.
Address Gourd Creek Drive, Huntsville, Tx 77340
Lot 3, Block , Section 2
Survey G.W. Lawrence Area 318
Date: 12/03/2019
Drawn By: DED
Field Crew: Kh
Revised:
Volume 174, Page 611, Deed Records
Walker County, Texas

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	134.66'	150.53'	142.81'	N 74°21'38" W	64°02'52"

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Blue ink signature of Carey A. Johnson

TEXAS
PROFESSIONAL SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936) 756-7447 - FAX (936) 756-7448
www.surveyingtexas.com
FIRM REGISTRATION NO. 100934-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Blue ink signature of Carey A. Johnson

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

