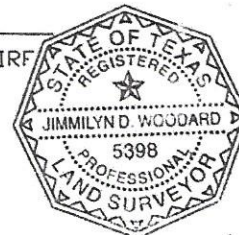
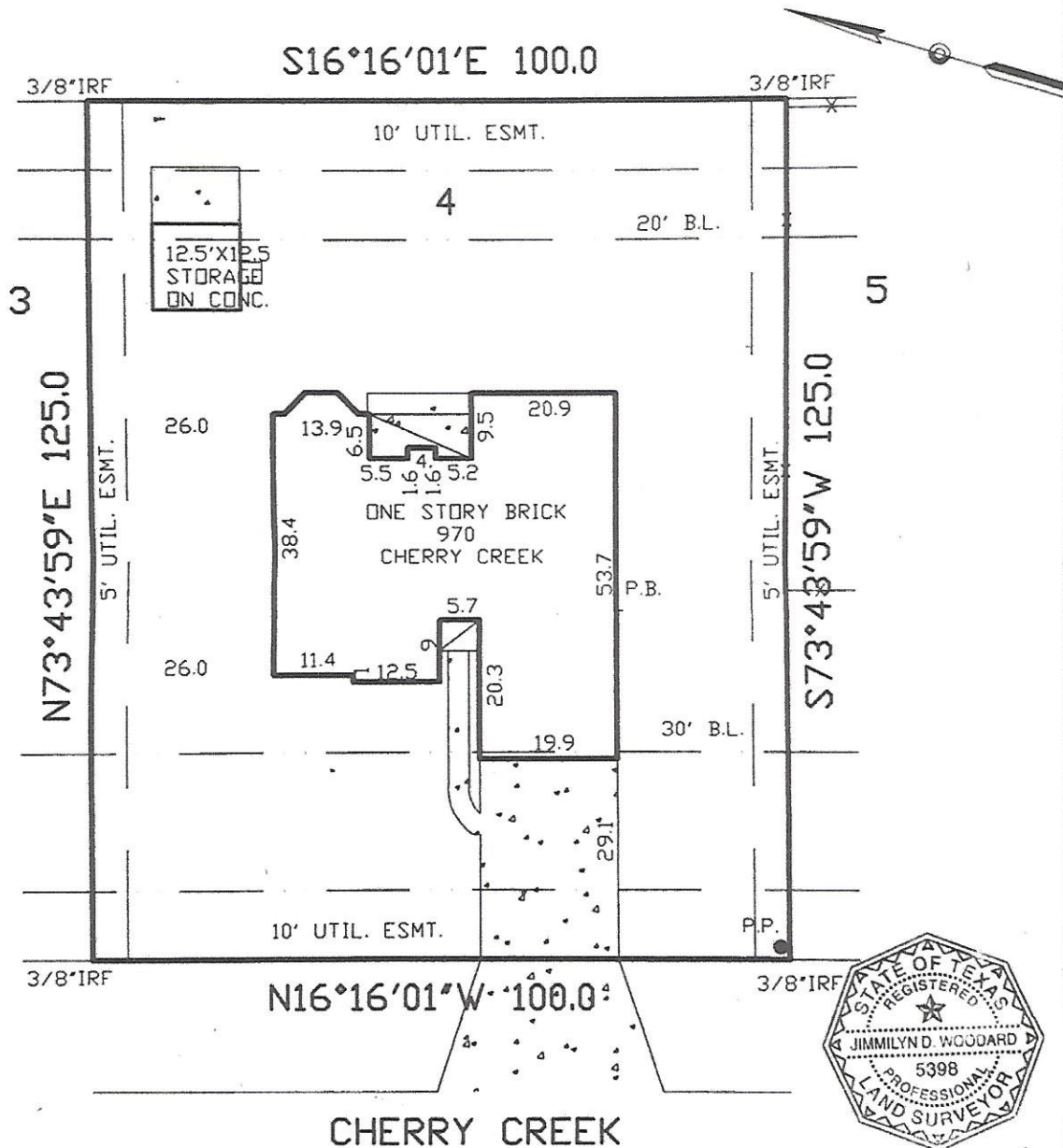


POGUE & WOODARD LAND SURVEYORS, INC.

SURVEY PLAT

This is to certify that I have, this date, made a careful FIELD survey on the ground of property located at
 No. 970 CHERRY CREEK in the city of, CANTON Texas
 Lot No. FOUR (4) Block No. _____ City Block No. _____
 of GEORGE PITTS SUBDIVISION an addition to the
 City of CANTON, VAN ZANDT COURTY, Texas, according to the MAP OR PLAT thereof
 recorded in GLIDE 210-A PLAT Records VAN ZANDT County, Texas.



Jimmilyn D. Woodard
 JIMMILYN DENISE WOODARD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5398

The plat hereon is a representation of the property, as determined by on the ground survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of above ground buildings and above ground improvements are as shown, all above ground improvements being within the boundaries of the property as shown.
 EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS

Scale 1" = 20'
 Date 11-27-06
 Job No. 6540 -06

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF No. VZ06-11028

of _____
 Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by Pogue & Woodard Land Surveyors, Inc., and all other uses are forbidden without prior written consent of Pogue & Woodard Land Surveyors, Inc.©

POGUE & WOODARD
 LAND SURVEYORS, INC.
 3510 MARVIN D. LOVE FREEWAY
 DALLAS, TEXAS 75224
 PHONE (214) 376-3836
 FAX: (214) 376-3860

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

Date: 6/12/19 GF No. _____
Name of Affiant(s): Roy Denbow
Address of Affiant: 970 Cherry Creek
Description of Property: House and 0.286+/- Acres
County: Van Zandt County, 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 11/27/2006 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.

Roy Denbow

SWORN AND SUBSCRIBED this 12th day of June, 20 19.

Jennifer Hiller

Notary Public

(TXR 1907) 02-01-2010

