

PROPERTY ADDRESS: 300 PADDLE BOAT DRIVE

- LEGEND
- WM WATER METER
 - SSCO SANITARY SEWER CLEANOUT
 - SDMH STORM DRAIN MANHOLE
 - TB TELECOMMUNICATIONS BOX
 - EM ELECTRIC METER
 - AC AIR CONDITION PAD
 - EB ELECTRIC BOX
 - GM GAS METER
 - MB MAILBOX

NUMBER	R=	L=	CD=	LC=
C1	325.00	9.54	N08°22'14"W	9.54
C2	225.00	54.37	N69°27'17"E	54.23

NUMBER	DIRECTION	DISTANCE
L1	N76°22'36"E	16.83'

NOTE:

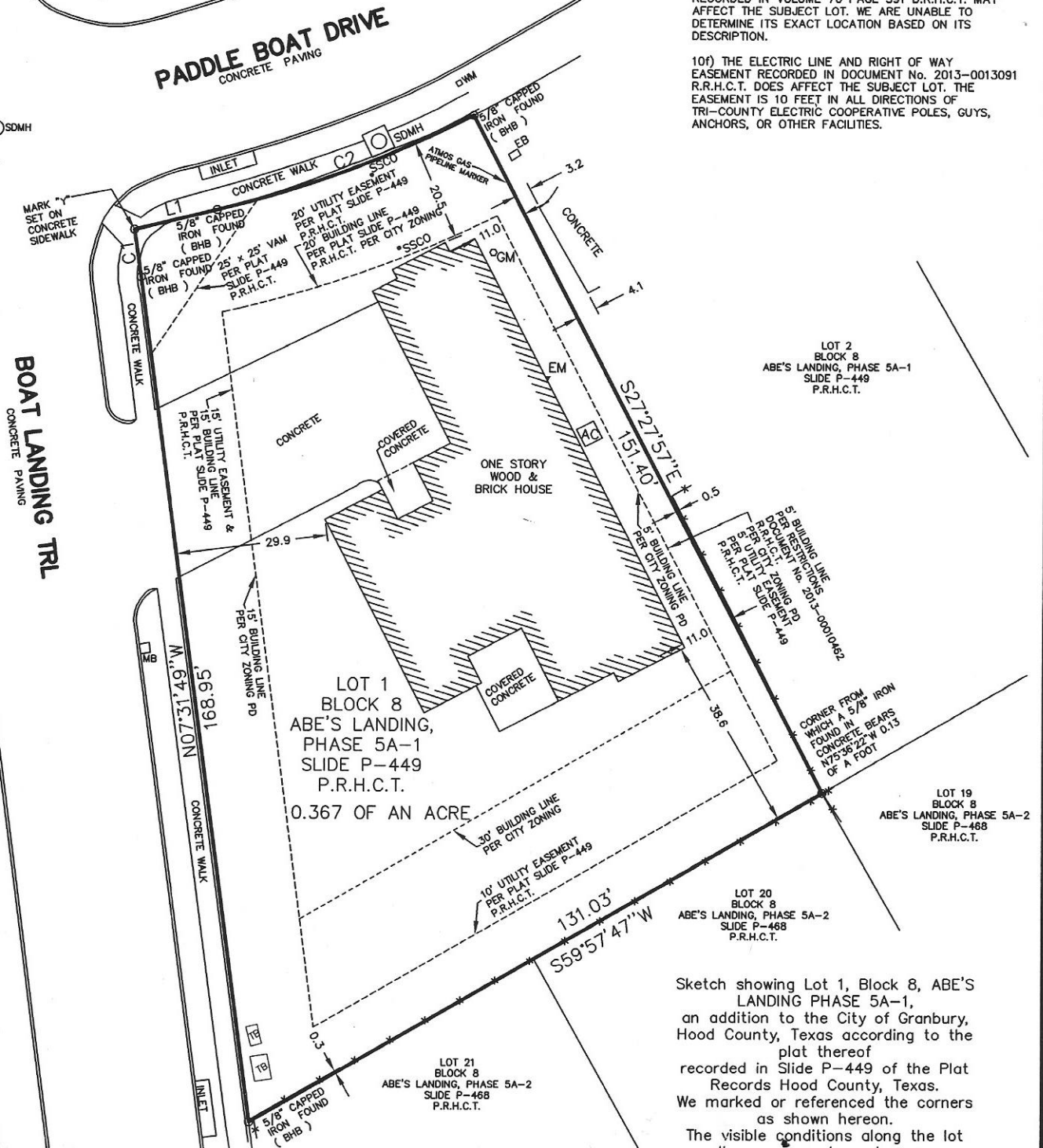
1) THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 2171, PAGE 381; VOLUME 2531 PAGE 93; DOCUMENT No. 2012-0000068; DOCUMENT No. 2012-0000069; DOCUMENT No. 2012-0000070; DOCUMENT No. 2012-0000071; DOCUMENT No. 2012-0000072; DOCUMENT No. 2012-0000073; DOCUMENT No. 2012-0001242; DOCUMENT No. 2012-0001784; DOCUMENT No. 2012-0008377; DOCUMENT No. 2013-0010462; DOCUMENT No. 2013-0012491; DOCUMENT No. 2014-0008726; DOCUMENT No. 2014-0009044; DOCUMENT No. 2016-0014629; DOCUMENT No. 2016-0014630; DOCUMENT No. 2017-0011122 R.R.H.C.T.; SLIDE P-449 P.R.H.C.T.; DO AFFECT THE SUBJECT LOT.

10e) THERE IS A FIVE FOOT (5') WIDE TRI-COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT, EXTENDING FROM THE SURFACE OF THE GROUND DOWNWARD, AND SAID EASEMENT BEING TWO AND ONE-HALF (2 1/2) FEET ON EACH SIDE OF UNDERGROUND ELECTRIC SERVICE LINES AS NOW OR HEREAFTER CONSTRUCTED AND WILL EXTEND ALONG THE ROUTE SELECTED BY TRI-COUNTY ELECTRIC COOPERATIVE, INC. FROM THEIR DISTRIBUTION FACILITIES TO THE ELECTRIC METER WHEN AND AS LOCATED UPON THE LOTS AND RESERVES IN THE SUBDIVISION PER RESTRICTIONS DOCUMENT No. 2013-0010462 R.R.H.C.T.

10d) THE EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 69 PAGE 187 D.R.H.C.T. MAY AFFECT THE SUBJECT LOT. WE ARE UNABLE TO DETERMINE ITS EXACT LOCATION BASED ON ITS DESCRIPTION.

10e) THE EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 70 PAGE 591 D.R.H.C.T. MAY AFFECT THE SUBJECT LOT. WE ARE UNABLE TO DETERMINE ITS EXACT LOCATION BASED ON ITS DESCRIPTION.

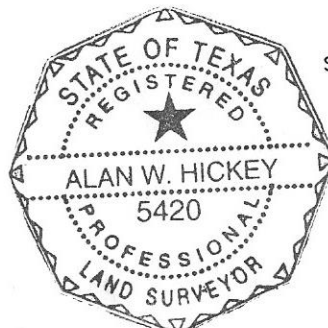
10f) THE ELECTRIC LINE AND RIGHT OF WAY EASEMENT RECORDED IN DOCUMENT No. 2013-0013091 R.R.H.C.T. DOES AFFECT THE SUBJECT LOT. THE EASEMENT IS 10 FEET IN ALL DIRECTIONS OF TRI-COUNTY ELECTRIC COOPERATIVE POLES, GUYS, ANCHORS, OR OTHER FACILITIES.



The undersigned hereby certifies that this survey is true and correct, was made on the ground under my supervision and (a) all corners are marked as shown; (b) shows all visible and apparent easements, encroachments and protrusions; (c) I have examined the Flood Insurance Rate Map for Hood County, Texas and Incorporated Areas Map No. 48221C0185D, effective date August 16, 2012, and it appears that no part of the subject property lies within Zone AE, the 100-year flood plain.

BROOKES BAKER SURVEYORS

Alan W. Hickey
Alan W. Hickey
Registered Professional Land Surveyor No. 5420
July 9, 2018

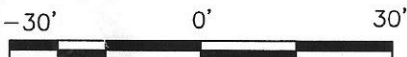


Sketch showing Lot 1, Block 8, ABE'S LANDING PHASE 5A-1, an addition to the City of Granbury, Hood County, Texas according to the plat thereof recorded in Slide P-449 of the Plat Records Hood County, Texas. We marked or referenced the corners as shown hereon. The visible conditions along the lot lines are as shown hereon. The location of improvements relative to the lot lines is as shown hereon. The bearings are per the Texas State Plane Coordinate System North Central Zone, NAD83 (1993). The lengths shown hereon are horizontal ground lengths.

Surveyed on the ground June 29, 2018.

BROOKES BAKER SURVEYORS

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY TEXAS 76049
(817)279-0232
TBPLS FIRM No. 10092800



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

Date: _____

GF No. _____

Name of Affiant(s): David Goodson, Amanda Goodson

Address of Affiant: 300 Paddle Boat Dr, Granbury, TX 76049

Description of Property: Lot 1, Block 8, Abe's Landing Phase 5A-1, Granbury

County Hood, 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 Hood, 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 July June 29 2018 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.

David Goodson
David Goodson

Amanda Goodson
Amanda Goodson

SWORN AND SUBSCRIBED this 07 day of Sept., 2020

Tammi L Hawthorne
Notary Public
State of Texas

(TXR-1907) 02-01-2010

