

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: _____ GF No. _____

Name of Affiant(s): Darryl G. Carter, Deena G. Carter

Address of Affiant: 23126 Jeb Circle, Frankston, TX 75763

Description of Property: Lot 16, Block 15, Thousand Pine Ranch Estates

County Henderson, Texas

Date of Survey: _____

"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, decks, 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):

Patio Added
Master bath Added

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.

(TXR 1907) 11-01-2024

Page 1 of 2

Staples-Smith's International Realty, 2344 Daring Oaks Tyler TX 75793

Dana Staples

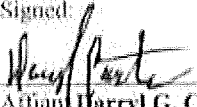
Phone: 9037424771
Produced with Lona Wolf Transactions (ZipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: 903761853

www.hill.com

CARTER, Darryl

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.

I declare under penalty of perjury that the foregoing is true and correct. Signed: <u></u> Affiant Darryl G. Carter	I declare under penalty of perjury that the foregoing is true and correct. Signed: <u></u> Affiant Deena G. Carter
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SWORN AND SUBSCRIBED this 17th day of December, 2025

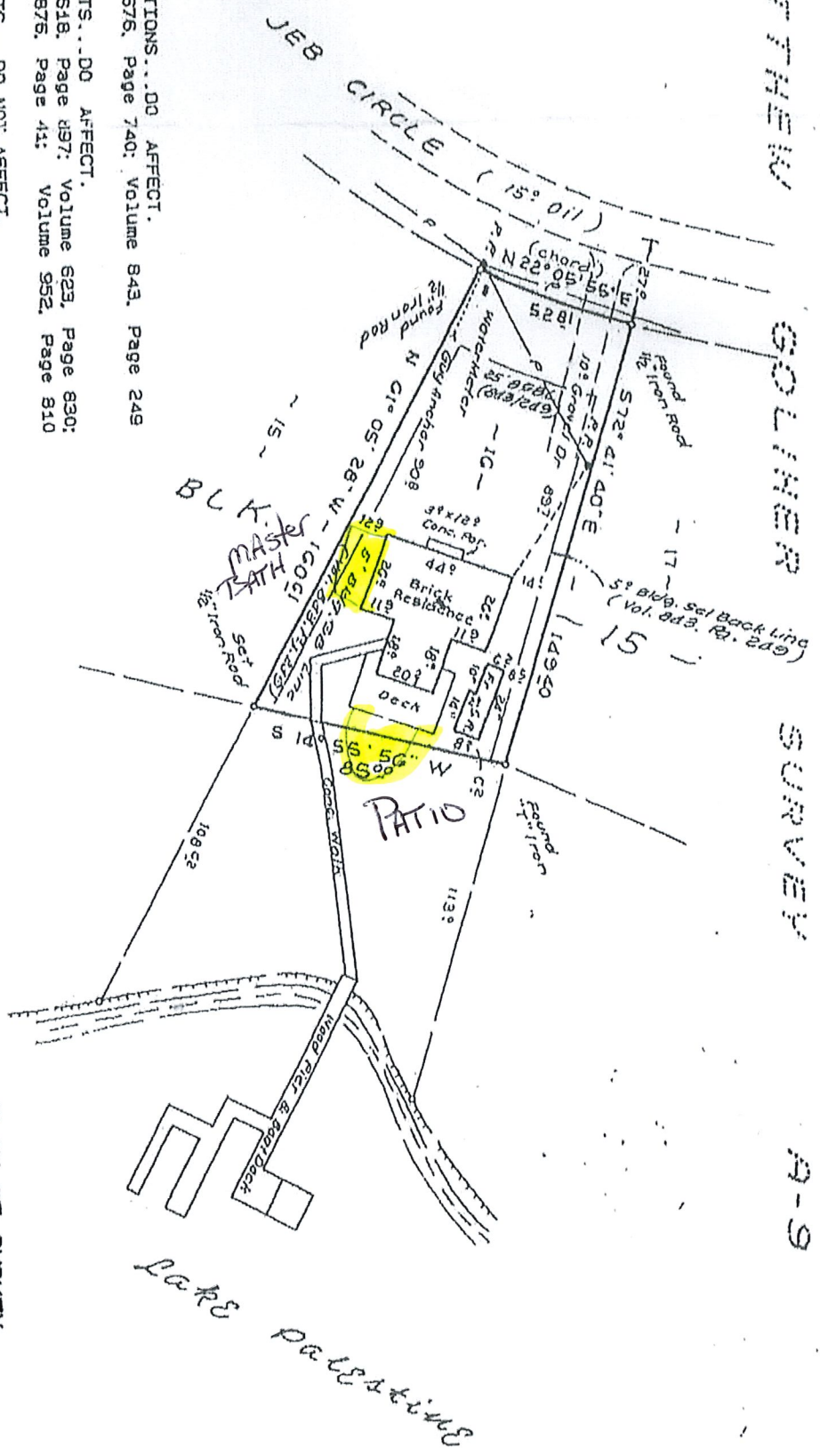
Notary Public
State of Texas

MATTHEW

GOLHER

SURVEY

A-9



RESTRICTIONS...DO AFFECT.
Volume 876, Page 740; Volume 843, Page 249

EASEMENTS...DO AFFECT.
Volume 618, Page 697; Volume 623, Page 830;
Volume 876, Page 411; Volume 952, Page 810

EASEMENTS...DO NOT AFFECT.
Volume 876, Page 39; Volume 929, Page 810

I, MARK C. ELLIS, Registered Professional Land Surveyor No. 4254, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1952, the size, location, and types of improvements shown with setback dimensions where applicable. ENCROACHMENTS, CONFLICTS OF RESTRICTIONS, IF ANY, ARE AS SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4254
MARK C. ELLIS
SURVEYOR



JOHN COWAN & ASSOCIATES, INC.
625 CHASE DRIVE, SUITE 107 • TYLER, TEXAS 75701
TELEPHONE (903) 581-2235 • FAX: 1 561-0600

Drawn by:	Checked by:
d. stickland	M.C. Ellis
Date:	File Book:
Sept 28, 1993	31-J/7-6
Scale:	Job No.:
1" = 40 Ft.	03-424

PLAT OF SURVEY

Showing property located at THOUSAND PINES ESTS. in HENDER TEXAS, described as follows: Lot No. 16 Block No. 15 N.C. of RE-SUB. BLK. 15, THOUSAND PINES Addition, Unit No. 15 according to the same recorded in CABINET C. SLIDE 34C of the records of HENDERSON County, Texas. 6.F. ↑

Encumbrances & Title Information furnished by LANDMARK TITL. SELLER RICHIEY BROWN & SHALAH Buyer ELBERT L. HERAIN

The subject lot is within Zone "X" AREA DETERMINE OUTSIDE & and DOES NOT lie within a Designated 100-Year Flood Plain. accor flood Insurance Rate Map) Panel No. 48213C 0310 C Effective date 94