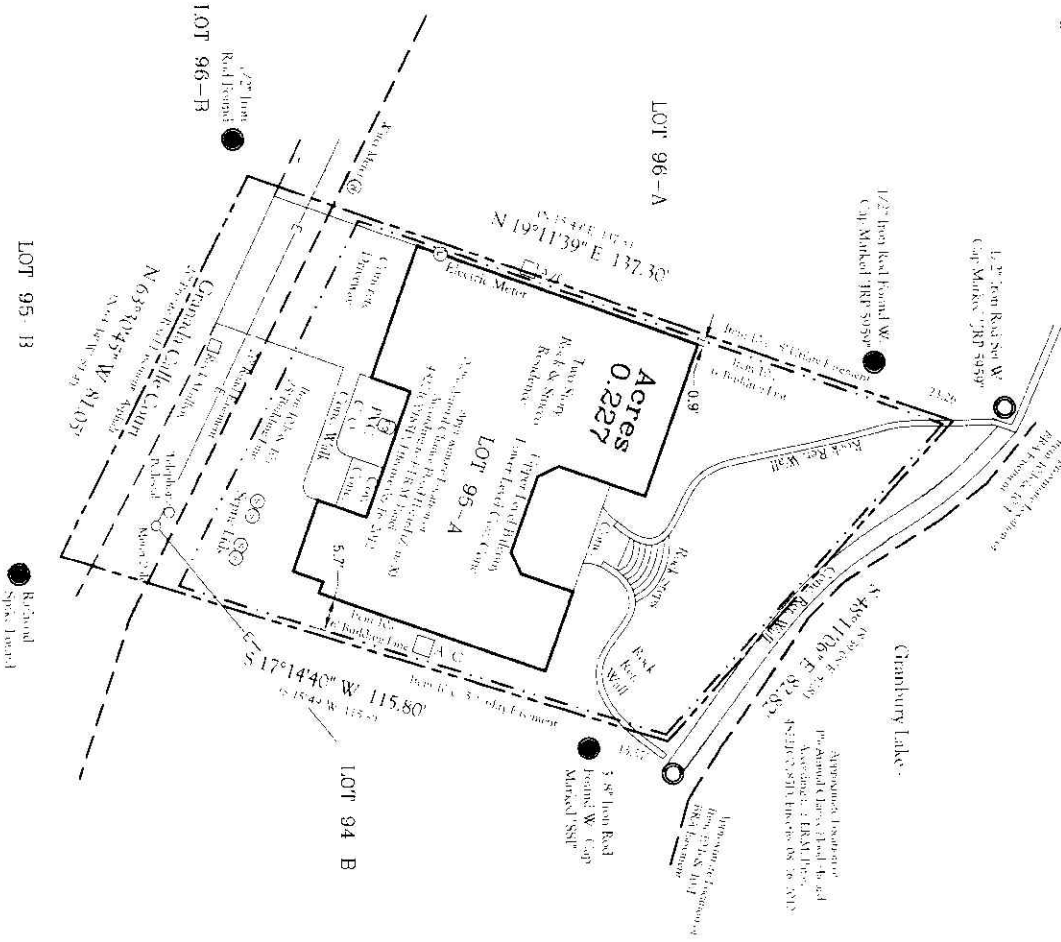




Job No. 21180-AV0 - Final Survey
 Plot Date: 10/27/2019 8:35 am



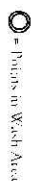
AN AS-BUILT SURVEY OF

430 GRANADA CALLE STREET, GRANBURY, TEXAS 76049
 LOT 95A, BLOCK 1, LAGUNA TRES ESTATES

AN ADDITION IN HOOD COUNTY, TEXAS,
 ACCORDING TO THE PLAT THEREOF RECORDED
 IN VOLUME 1, PAGE 48 OF THE PLAT RECORDS OF
 HOOD COUNTY, TEXAS.

STEWART TITLE - GP No. 110002402
 ITEM 10B - AS SHOWN
 ITEM 10C - AS SHOWN
 ITEM 10D - AS SHOWN

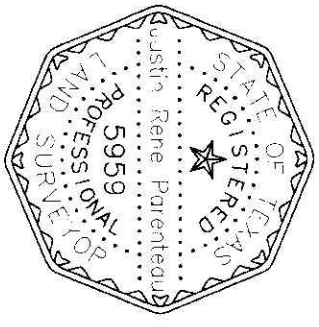
NOT REVDORS NOTES:
 1) UNDER FOOTING THERE HAVE NOT BEEN OCCURRED CALLS BEFORE
 EXCAVATION
 2) REASONS ARE BASED ON NACRS, STATE PLAT CONCORDANCE SYSTEM.
 3) TRANSFER TO CENTRAL ZONE, 1:55 REVEY HET
 4) ST. REVDORS SIGNATURE WILL APPEAR IN BLUE INK ON ORIGINAL COPIES
 5) COMPANIES IN REGARD TO VARIATIONS OF ORIGINAL PLATS
 6) AVOIDING PROCEEDURES AND PROCEDURES SHOWN, THE DEPICTED TO
 Texas Based on Professional Engineers and Land Surveyors
 1017 S. Interstate 35 Austin, Texas 78741
 Website: pdxsurvey.com
 Email: info@pdxsurvey.com
 Phone: 512-444-9723



Points in West Area

HEREBY CERTIFY THAT ALL DIMENSIONS, CALLS, SIZE, LOCATIONS AND TYPE OF IMPROVEMENTS
 SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT
 THERE ARE NO ENCUMBRANCES, PROJECTIONS OR VISIBLE APPARENT ENCUMBRANCES EXCEPT AS
 SHOWN ON THE PLAT. ALL INFORMATION SHOWN HEREON IS BASED ON FIELD DATA COLLECTED
 ON THE EVIDENCE DATED 10/27/2019. ALL ORIGINAL COPIES WILL BE SIGNED IN BLUE INK AND BE
 STAMPED WITH MY SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED IT IS
 ACCEPTED AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT
 OTHER THAN THE COPIES BEARING MY ORIGINAL SEAL AND SIGNATURE.

JUSTIN RENE PARENTEAUD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS LICENSE NO. 5959
 140 HACKBERRY POINT DRIVE
 WATKINSON, TEXAS 76795
 PHONE NO. 817-815-5888
 JRSJNS@GMAIL.COM



THIS INFORMATION IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO COMPLETE ANY PROJECT. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO COMPLETE ANY PROJECT.

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

Date: _____ GF No. _____
Name of Affiant(s): Elvin Michael Flowers
Address of Affiant: 430 Granada Calle Ct
Description of Property: LOT: 95A BLK: 1 SUBD: LAGUNA TRES EST
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 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 _____ 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:) BEAR DOCK

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.

Elvin Michael Flowers
Elvin Michael Flowers

SWORN AND SUBSCRIBED this 8 day of August, 2023.

Kathryn Lucille Stanley
Notary Public
(TXR 1907) 02-01-2010

