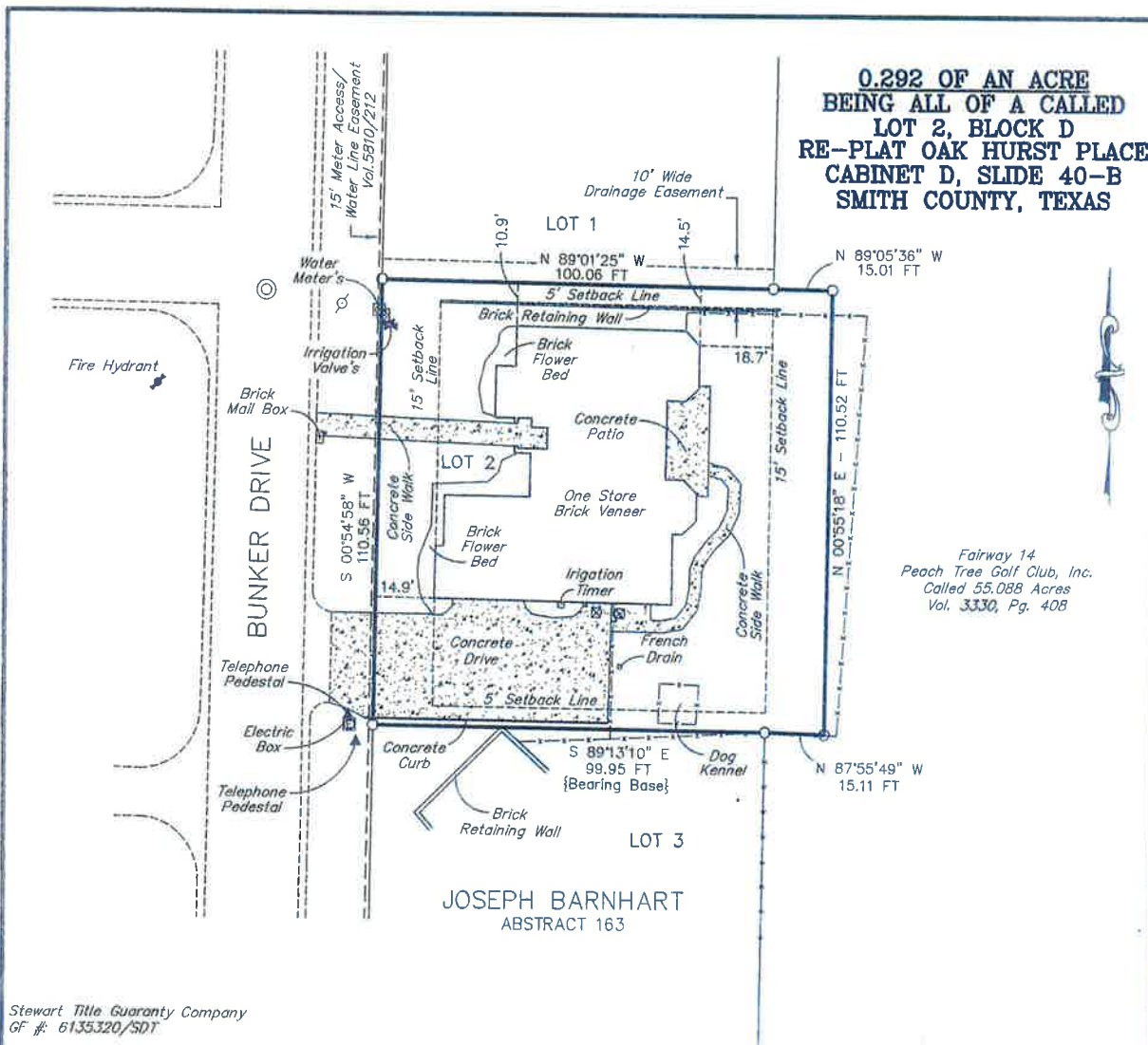


**0.292 OF AN ACRE  
BEING ALL OF A CALLED  
LOT 2, BLOCK D  
RE-PLAT OAK HURST PLACE  
CABINET D, SLIDE 40-B  
SMITH COUNTY, TEXAS**



Fairway 14  
Peach Tree Golf Club, Inc.  
Called 55.088 Acres  
Vol. 3330, Pg. 408

**JOSEPH BARNHART  
ABSTRACT 163**

Stewart Title Guaranty Company  
GF #: 6135320/SDT

**SCHEDULE "B"**

(Note: Any easements not shown hereon were not provided, located or visible. Cain Surveying Company does not certify to any easements that are not visible and not provided to us by said Title Company. Easement Research was limited to the following: Easements and Data Provided to us by said title company.)

- 10c. Blanket Easement North Cable Properties, V 3564, P 891  
- Unable to determine effect on subject tract.
- 10d. Protrusion of Fence over or across East and South boundary lines, shown on Plat of Survey by Wesley Turley, RPLS No. 2114 - Shown on Plat
- 10e. Building setback lines shown on Plat of Survey by Wesley Turley, RPLS No. 2114 - Shown on Plat
- 10g. Right-Of-Way granted to Bell General Transit Corp., V 370, P 181, V 372, P 113, V 373, P 161, V 372, P 114 and V 375, P 234  
- Unable to determine effect on subject tract.
- 10h. Easement and Building setback lines, shown on plat of the OAK HURST PLACE SUBDIVISION recorded in Cabinet C, Slide 101-D and Cabinet D, Slide 40-B, Plat Records of Smith County Texas - Shown on Plat
- 10i. Encroachment (or overlap) of brick wall over south boundary line shown on Plat of Survey by Wesley Turley, RPLS No. 2114 - Shown on Plat.
- 10j. Meter Access/Water Line Easement to Southern Utilities Company, V 5810, P 212 - Shown on Plat

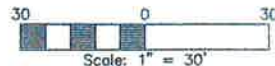
Note: Bearings are based on the South line of Lot 2, Block D, of the Re-Plat of OAK HURST PLACE Subdivision, as recorded in Cabinet D, Slide 40-B, of the Plat Records of Smith County, Texas.

I, James Garrett Cain, do hereby certify that this plat accurately represents an on the ground survey made under my direct supervision on June 28, 2013.

James Garrett Cain  
Registered Professional Land Surveyor  
State of Texas No. 5980



- LEGEND:**
- { } = DEED CALL
  - ⊗ = WATER METER
  - ⊕ = POWER POLE
  - ⊙ = A/C
  - = 1/2" IRON ROD SET
  - ⊗ = CHAIN LINK FENCE CORNER
  - = 1/2" IRON ROD FOUND
  - ⊙ = SANITARY SEWER MANHOLE
- UNLESS OTHERWISE NOTED.



DRAWN BY: M.D.G.	REVISIONS:
DATE: 06/28/2013	1) 8/5/2013
DWG. NO.: J1688	
FB/Pg: 225/64	

A SURVEY FOR  
JASON GREGORY  
750 BUNKER DRIVE  
SMITH COUNTY, TEXAS

**CAIN**  
SURVEYING COMPANY  
315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 76761  
PHONE: 803-839-1104 FAX: 803-839-1184

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

Date: May 8, 2018

GF No. \_\_\_\_\_

Name of Affiant(s): Jason Gregory and Angela Gregory

Address of Affiant: 750 Bunker DR

Description of Property: Lot 2 Block D Oak Hurst Subdivision

County Smith, 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 December 14, 2001 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): \_\_\_\_\_

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.

[Signature]  
Angela Gregory



SWORN AND SUBSCRIBED this 8th day of May, 2018  
[Signature]  
Notary Public