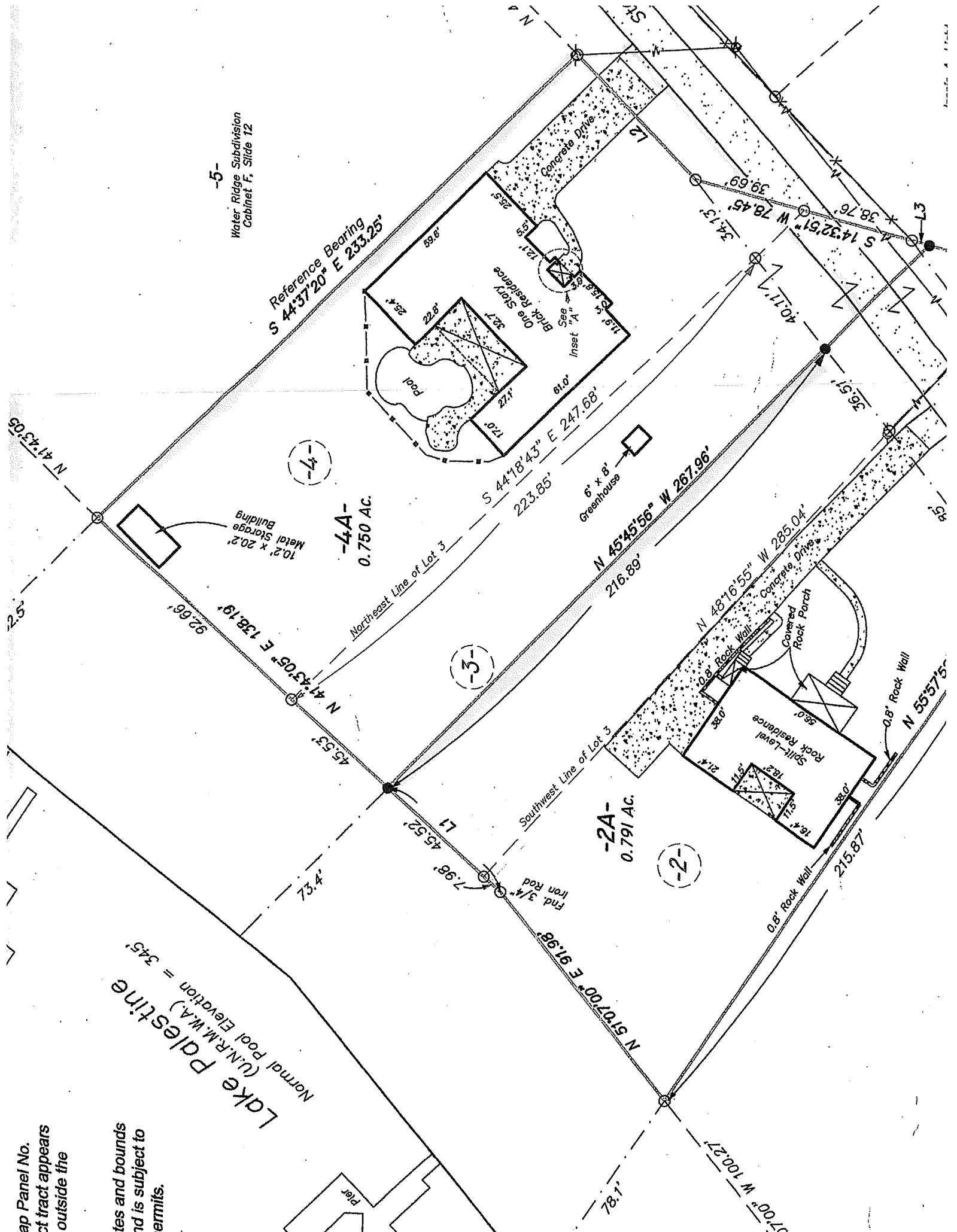


Map Panel No. [blank]
[blank] of tract appears outside the [blank]

[blank] and bounds [blank] and is subject to [blank] permits.

Lake Palestine
(U.N.R.M.W.A.)
Normal Pool Elevation = 345'

-5-
Water Ridge Subdivision
Cabinet F, Slide 12



Reference Bearing
S 44°37'20" E 233.25'

-4A-
0.750 AC.

-2A-
0.791 AC.

-4-

-3-

-2-

N 41°43'05"

N 41°43'05" E 138.19'

N 41°43'05" E 92.66'

Northeast Line of Lot 3

Southwest Line of Lot 3

N 45°45'56" W 267.96'

N 48°16'55" W 285.04'

S 14°32'51" W 78.45'

S 38.76'

36.51'

215.87'

N 55°57'5"

S 70°0" W 100.27'

N 51°07'00" E 91.98'

7.98'

4.552'

73.4'

1.98'

6' x 8' Greenhouse

10.2' x 20.2' Metal Storage Building

One Story Brk Residence

Pool

Rock Residence

Covered Rock Porch

Concrete Drive

Concrete Drive

Pier

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

Date: January 29, 2025

GF No. _____

Name of Affiant(s): Bruce Harbert, joni Harbert & Sarah E. Peck

Address of Affiant: 21489 Stevenson Rd., Frankston, TX 75763

Description of Property: Lots 4 & 1/2 of 3 (Replat F/223)

County Henderson, 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 TX, 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 March 5, 2013 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.

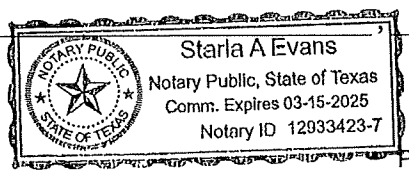
EXCEPT for the following (If None, Insert "None" Below): None

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.

Joni Harbert
Bruce Harbert

SWORN AND SUBSCRIBED this 29th day of January
Starla A Evans
Notary Public



2025

(TXR-1907) 02-01-2010

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