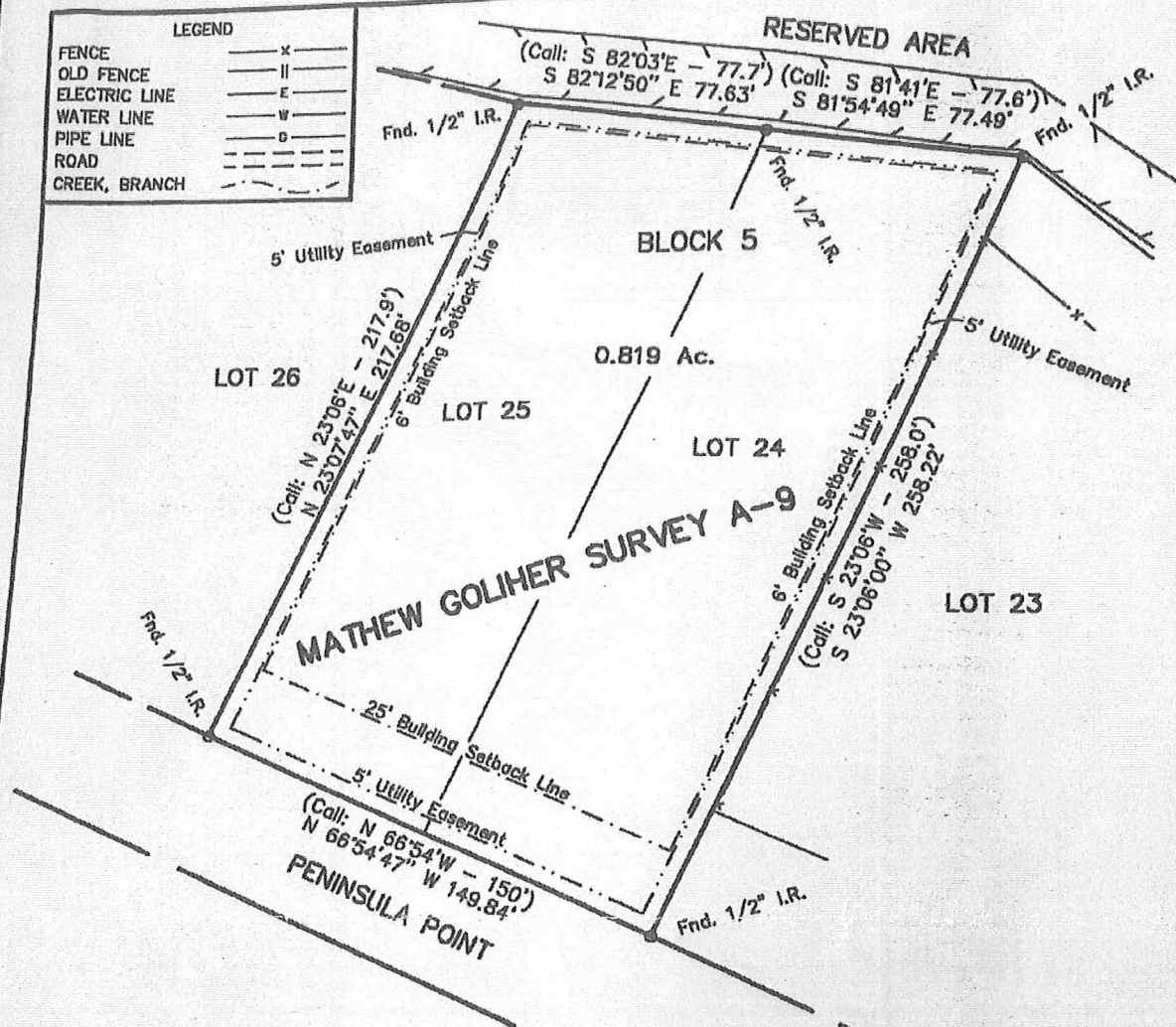


LEGEND	
FENCE	— x —
OLD FENCE	— II —
ELECTRIC LINE	— E —
WATER LINE	— W —
PIPE LINE	— D —
ROAD	— — — — —
CREEK, BRANCH	— ~ —



**NOTE:**

Right-of-Way to New Era Electric Co-op. - Vol. 618, pg. 921 - Location not defined  
 Right-of-Way to L. J. Flanagan - Vol. 621, pg. 8 - Does not effect this property  
 Right-of-Way to L. J. Flanagan - Vol. 621, pg. 5 - Does not effect this property

Bearings based on record call along the East line of Lot 24, Block 5, 3 POINTS ESTATES, recorded in Cabinet B, Slide 95, of the Plat Records of Henderson Co., Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of July, 2018, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

This survey complies with the Professional and Technical Standards of the Texas Board of Professional Land Surveying, effective September 1, 1992.

This survey was performed for a specific transaction and the use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

*[Signature]*  
 Jerry D. Jones, Registered Professional Land Surveyor No. 2504  
 July 30, 2018

**PLAT OF SURVEY**  
 SHOWING  
**LOT 24 & LOT 25**  
**BLOCK 5**  
**3 POINTS ESTATES**  
**RECORDED IN**  
**CABINET B, SLIDE 95**  
**OF THE PLAT RECORDS OF**  
**HENDERSON COUNTY, TEXAS**

Scale: 1" = 50'

**JERRY D. JONES**

**REGISTERED PROFESSIONAL LAND SURVEYOR**

P.O. BOX 146  
 FRANKSTON, TEXAS  
 PHONE 936/876-4499  
 FIRM NO. 10052300

**SURVEY FOR:**  
**LINDA GLENN**  
**KEITH GLENN**

**JOB NO.**  
**3PNTS-5-24**

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

Date: July 29, 2021

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

Name of Affiant(s): Glynn Linscott,

Address of Affiant: 515 3rd St., Chandler, TX 75758

Description of Property: Lot 24 & 25, Block 5, Peninsula Point, Frankston TX

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 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 7/30/2018 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.

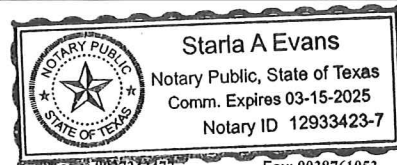
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Glynn Linscott  
Glynn Linscott

SWORN AND SUBSCRIBED this 29<sup>th</sup> day of July, 2021

Starla A Evans  
Notary Public  
Texas

(TXR-1907) 02-01-2010



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