

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

Date: July 22, 2021

GF No. _____

Name of Affiant(s): Naser Nayeb,

Address of Affiant: 5119 Radbrook Place, Dallas, TX 75220-3945

Description of Property: Lots 11 & 10A, Blue Water Key Subdivision

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 09/17/2009 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:) porchhouse + enlarged deck + fence

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.

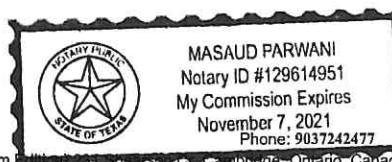
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Naser Nayeb
Naser Nayeb

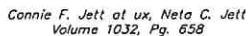
SWORN AND SUBSCRIBED this 31st day of August, 2021

[Signature]
Notary Public

(TXR-1907) 02-01-2010



I, Daniel R. Arthur Registered Professional Land Surveyor No. 5933, do hereby certify that the plat hereon was prepared from an actual survey made by me or under my direct supervision on the ground of the property located at 22023 Blue Water Road, Chandler, Texas 75758, and being described as follows: Lot No. 11 and 1/2 of Lot 10, BLUE WATER KEY according to the plat of said Addition recorded in Cabinet C on Slide 181 of the Plat Records of Henderson County, Texas.



I/We hereby ccknowledge receiving
a copy of this survey.

Date: _____

Restrictions: Vol. 683, Pg. 40, Amended: Vol. 1405, Pg. 614, Vol. 2185, Pg. 183, Vol. 2358, Pg. 241 & Vol. 2761, Pg. 156

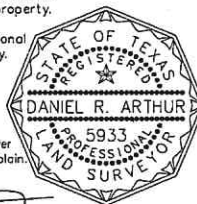
The bearings hereon were oriented to agree with the Plat Record call along the monumented Westerly North boundary line of Lots 10 and 11 of Blue Water Key.

The survey shown hereon is for use in the transaction from Edney to Isaac and is not valid for use in any other transaction involving the above referenced property.

This survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a category 1A, condition III survey.

Encroachments, conflicts or protrusions, if any, are as shown.

All of this lot is within ZONE X as shown by FIRM mcp Community Panel
No. 4821300225C. Effective date: 03/27/1991.
By letter dated April 15, 2008, signed by Monty D. Shank of the Upper Neches River
Municipal Water Authority, the 355 ft. contour is the limits if the 100-year flood plain.
SCALE: 1" = 40'
DATE: 09/27/2009
BOOK/PAGE: 101/112
JOB No.: 09-090165
G.F. No.: FOSTER



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5933

LEGEND

- IRF = Iron Rod Found
- IPF = Iron Pipe Found
- IRS = Iron Rod Set
- P.P. = Electric Power Pole
- ⊠ E.P. = Electric Pedestal
- C.P. = Cable Pedestal
- ⊞ T.P. = Telephone Pedestal
- F. = Overhead Electric
- ⊞ W.M. = Water Meter
- ⊞ I.C.V. = Irrigation Control Valve
- ⊞ W.V. = Water Valve
- F.H. = Fire Hydrant
- M.H. = Manhole

