

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 9-4-2025 GF No. _____

Name of Affiant(s): Dickie M. Lutz

Address of Affiant: 42 TRAIL LAKE

Description of Property: Lot 3-4 Block 2 Westwood Shares Sec. 12

County Trinity, Texas

Date of Survey: 6/3/2021

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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):

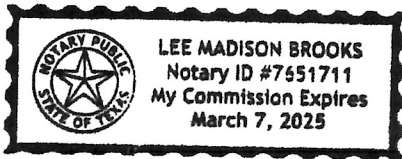
fence in backyard

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Yuhui Lu</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p>_____</p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 4 day of Sept, 2025



Lee Madison Brooks
Notary Public

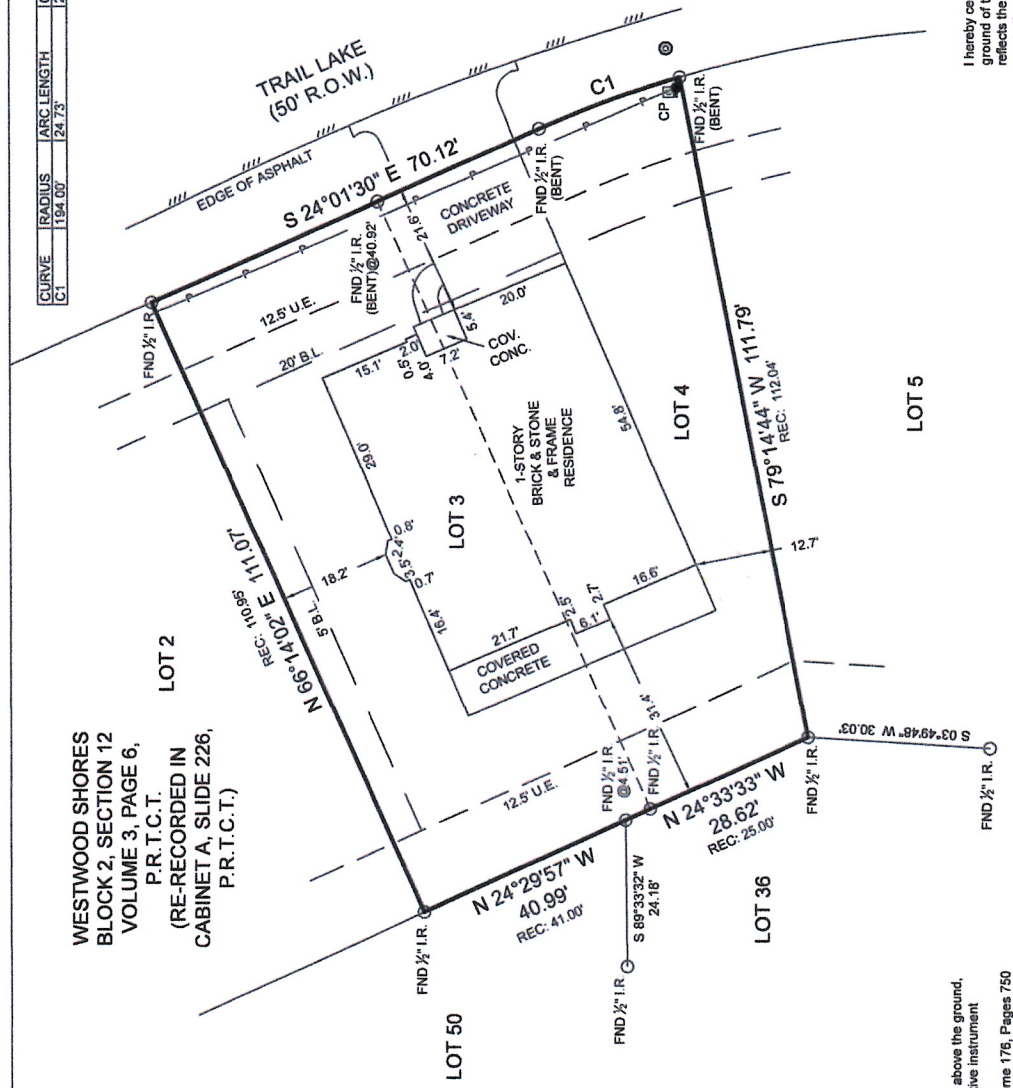
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	194.00'	24.73'	S 20°10'42" E	7°18'08"



SYMBOL LEGEND

- Overhead Power Line
- Guy Wire
- Wood Fence
- Wrought Iron Fence
- Chainlink Fence
- Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Manhole
- Cable Pedestal (CP)

WESTWOOD SHORES
BLOCK 2, SECTION 12
VOLUME 3, PAGE 6,
P.R.T.C.T.
(RE-RECORDED IN
CABINET A, SLIDE 226,
P.R.T.C.T.)



FINAL SURVEY

Surveyor has relied on information provided by:
Stewart Title Guaranty Company
G.F. No. 18523
Effective date: November 12, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment:

- 1) Those as per item 1, Schedule B, of said Title Commitment.
- 2) An unobstructed aerial easement 5' wide upward from a plane 20' above the ground, located adjacent to all dedicated easements, as stated in a restrictive instrument recorded in Volume 0911, Page, 0759 in O.P.R.T.C.T.
- 3) Flowage easement to the Trinity River Authority of Texas per Volume 176, Pages 750 and 762, D.R.T.C.T.

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time.

Job No.	A337-28
Scale	1"=20'
Date	12/07/2020
Drawn By	TKOEDJAS
Field Crew	ELUKUM
Revised	06/03/2021-Final

Purchaser	Aristides Garcia Homes, LLC
Address	Trail Lake, Trinity, TX, 75562
Lot	3 and 4
Block	2
Section	12
Area	Eusebio Isidoro Pantoja
Subdivision	Westwood Shores
Volume	3
Page	6
Plat	Records
	Trinity County, Texas

Bearings shown hereon are based on GPS observations and are referenced to Basis of Bearings the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

TEXAS
PROFESSIONAL
SURVEYING
3033 N. FRAZIER STREET, CONROE, TX, 77385
PH: (936) 556-4447 FAX: (936) 556-7448
WWW.SURVEYINGINTEXAS.COM
FIRST REGISTRATION No. 100934-00

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Michael S. Partridge
Michael S. Partridge
Registered Professional Land Surveyor No. 6125