

SURVEY

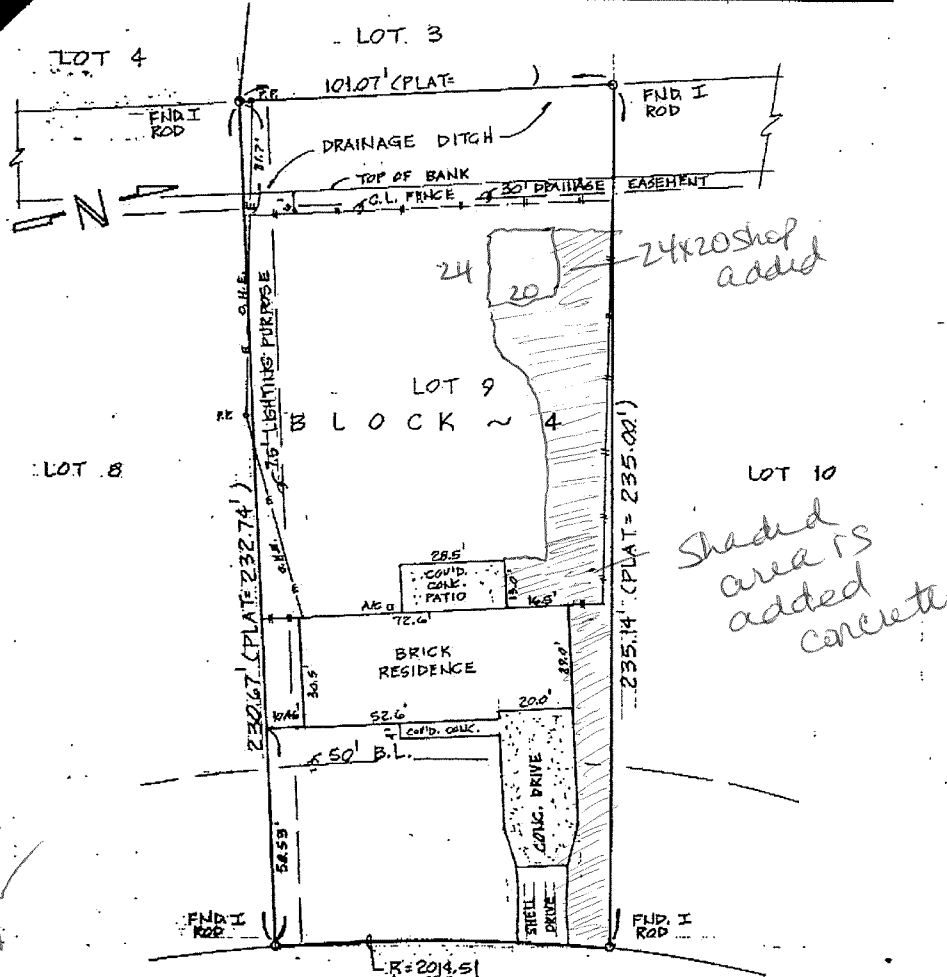


2085006-1740-
0

File #: 1712441

Property Address: 10922 Glenoaks Street, Beaumont, TX 77705

Document: Survey

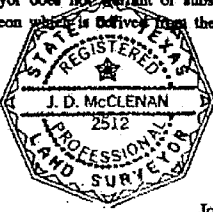


Handwritten signature and date:
 1/15/22

R = 2014.5
 L = 442.24
 CH = 441.01

GLEN OAKS
 Reduced For Fax Only, Not To Scale
 PLAT OF PROPERTY

I certify that this is a true and accurate plat of the property known as ROUTE B BOX G 27
FANNETT, TEXAS 77705 the property of CARL W. VINSON
 as surveyed by me showing (all) improvements and being
ALL OF Lot 9 Block 4 in
GREEN ACRES ADDITION a map of which is recorded in Volume 10
 Page 116 of the MAP Records of JEFFERSON County, Texas. Easements, if any, are as
 shown. The undersigned surveyor does not warrant or subscribe to the accuracy or scale of flood zone
 information stated or shown hereon which is derived from the above referenced Flood Insurance Rate Map.



Signature of J. D. McClellan
 J. D. McClellan
 Registered Professional Land Surveyor
 Texas Registration Number 2512

Flood Zone A
 Firm 490385 026 B
 Dated 6-1-83
 Census Tract ~
 Scale 1" = 30'
 Date JAN. 16, 1996
 GF No. 95074580

Job # 96-024 Field Book # 18 Page # 35

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW ALL IMPROVEMENTS.
 SURVEYOR'S CERTIFICATE:
 TO THE LIENHOLDER AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART
 TITLE GUARANTY COMPANY:
 The undersigned does hereby certify that this survey was this day
JAN. 15, 1996, made on the ground of the property legally described hereon and
 is correct, and that there are no discrepancies, conflicts, shortages of
 area, boundary line conflicts, encroachments, overlapping of improvements,
 easements or rights of way; except as shown hereon and that said property has
 access to and from a dedicated roadway.
 The above tract being located at ROUTE B BOX G 27 FANNETT, TEXAS and being
 described LOT 9 Block 4 GREEN ACRES ADDITION as recorded in
 Volume 10, Page 116 of the MAP Record of JEFFERSON
 County, Texas, in accordance with the Flood Insurance Rate Map of the Federal
 Emergency Management Agency, map reference shown, the subject tract lies in
 the flood zone noted. Location on map was determined by scale. Actual field
 elevation not determined, unless requested, B-LINE SURVEYORS, INC., does not
 warrant nor subscribe to the accuracy of said map.

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

(May be modified as Appropriate as Commercial Transaction)

File Number: 1712441
Date: June 13, 2022
Name of Affiant(s): Carl W. Vinson and Vicky G. Vinson
Description of Property: Lot Nine (9), in Block Four (4), of GREEN ACRES, an addition in Jefferson County, Texas, according to the map or plat thereof recorded in/under Volume 10, Page 116 of the Map/Plat Records of Jefferson County, Texas.

County: Jefferson County, Texas
Name of Title Company: Stewart Title Company

"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. I am/We are the owner(s) of the property.
2. I am/We are familiar with the property and the improvements located on the Property.
3. I am/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. I/We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my/our actual knowledge and belief, since June 1, 1983 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): Shop + concrete
drive added

5. I/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. I/We understand that I/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.

Carl W. Vinson

Carl W. Vinson

Vicky G. Vinson

Vicky G. Vinson

State of Texas

County of Jefferson

Sworn to and subscribed before me, the undersigned authority, by Carl W. Vinson and Vicky G. Vinson on this the 13th day of June, 2022.

Elle Schulz

Notary Public in and for the State of Texas

My Commission Expires: 10/8/22

