

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

Date: 6.25.24 GF No. \_\_\_\_\_

Name of Affiant(s): GENA PAULETTE LACK,

Address of Affiant: 315 GRANADA CALLE ST, GRANBURY, TX 76049

Description of Property: Lot 83, Blk 1, Subd LAGUNA TRES EST  
County HOOD, 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.

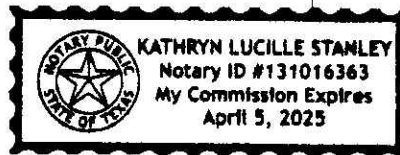
4. To the best of our actual knowledge and belief, since \_\_\_\_\_ there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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:) CARPORIT FIREPIT

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.

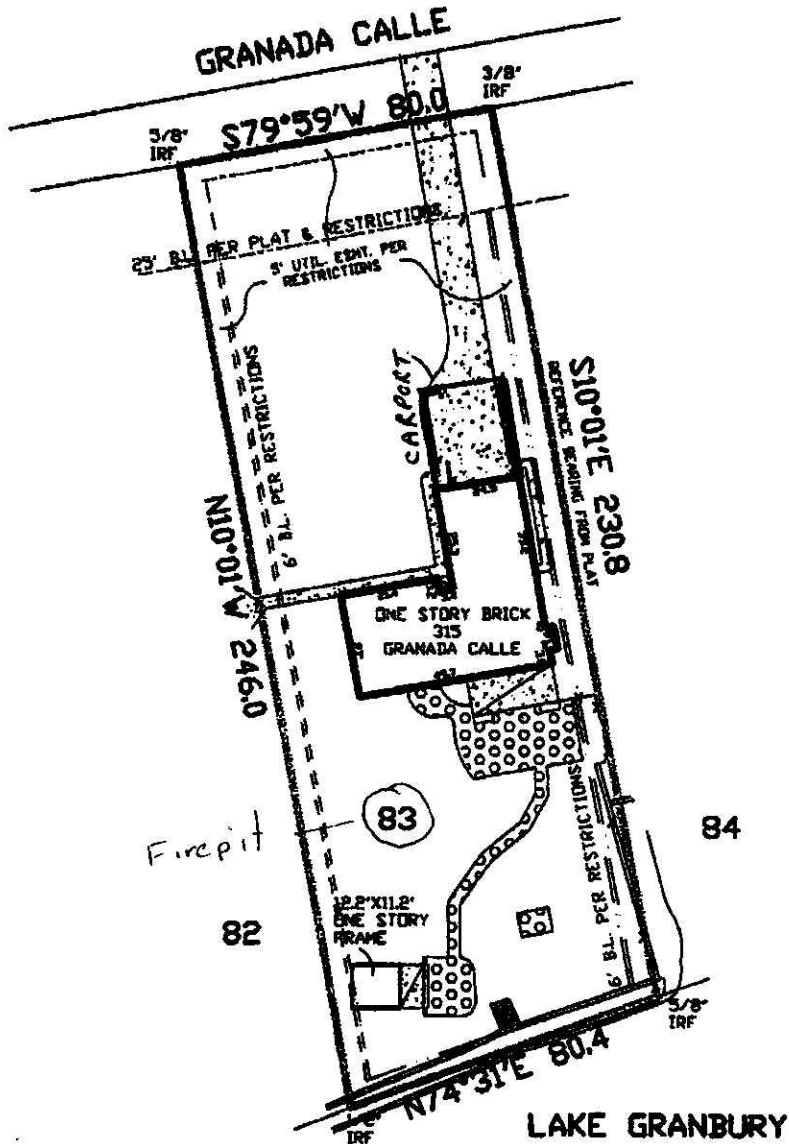
*Gena Paulette Lack*  
GENA PAULETTE LACK



SWORN AND SUBSCRIBED this 25 day of June, 24  
*Kathryn Stanley*  
Notary Public

# SURVEY PLAT COPYRIGHT DATE 9-20-2015

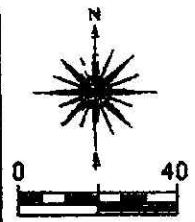
This drawing is a representation of an actual on the ground survey of property located at  
 315 GRANADA CALLE In HOOD COUNTY, Texas,  
 and being known as Lot 83 in Block No. 1 of  
 LAGUNA TRES ESTATES an addition to  
 HOOD COUNTY, Texas, according to the map or plat thereof  
 recorded in VOLUME 1 PAGE 48 PLAT records of HOOD County, Texas.




**NOTES**

1. PROPERTY SUBJECT TO FLOOD EASEMENT ON PROPERTY BELOW ELEVATION 696 BRA DATUM PER PLAT & PDR VOLUME 149, PAGE 416 DMCT.
2. SUBJECT TO WATER RIGHTS & AIR SPACE PER VOLUME 2463 PAGE 980 DMCT.

LEGEND	
●	POWER POLE
▨	WOOD DECK
▩	CONCRETE
▧	GRAVEL
▦	BRICK
▤	ASPHALT
▣	ROCK
—	PROPERTY LINE
—x—	FENCE
—	BUILDING LINE
—	EASEMENT LINE
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.W.L.	POWER LINE
P.B.	POWER BOX
—	IMPROVEMENTS





**JIMMY W. POGUE, INC.**  
 "Registered Professional Land Surveyors"  
 FIRM NO. 101219-80

3510 Marvin D. Love Freeway (214) 371-8666 Voice  
 Dallas, Texas 75224 (214) 371-9800 Fax  
 Jinnilyn D. Woodard R.P.L.S. No. 5398

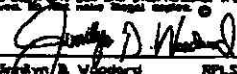
G.F. Number:	01416-6641
Title Company:	CENTRAL TEXAS TITLE
Job Number:	119266
Date:	9-20-2015

\*A professional company operating in your best interest\*

I, Jinnilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Survey Plat is a representation of the property shown herein as determined by a survey on the ground. The area and dimensions of said property being as indicated by the plat; the area, location and type of above ground improvements are as shown. Survey monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND MONUMENTS OR ABOVE GROUND IMPROVEMENTS.

This survey makes no judgment as to the ownership of the property, only that the property exists on the ground as shown and surveyed from a description provided to the surveyor.

This survey was performed exclusively for the parties named herein and is for a single use. This Survey makes no warranty about the accuracy, authorized use or not provided without the express written permission of the surveyor. This plat is an original work, protected by United States Copyright Law and International Treaties. All rights reserved. © 2015 Jinnilyn D. Woodard.

  
 Jinnilyn D. Woodard R.P.L.S. #5398  
**THIS SURVEY VALID WITH EMBOSSED SEAL ONLY**

