

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: _____ GF No. _____
Name of Affiant(s): Franklyn Edwin Tamarez and Elizabeth Tamarez
Address of Affiant: 11137 NW 2nd CT. Coral Springs, FL 33071
Description of Property: 134 Splendid Road, New Waverly, TX 77358
County Walker County, Texas
Date of Survey: _____

"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 Florida, personally appeared Affiant(s) who after by me being duly sworn, stated:

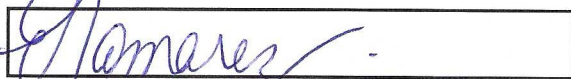
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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, deckings, 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):

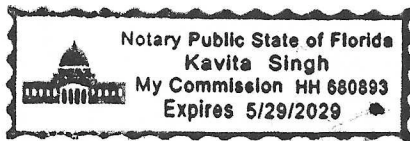
NONE

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.

I declare under penalty of perjury that the foregoing is true and correct. Signed:  Affiant	I declare under penalty of perjury that the foregoing is true and correct. Signed:  Affiant
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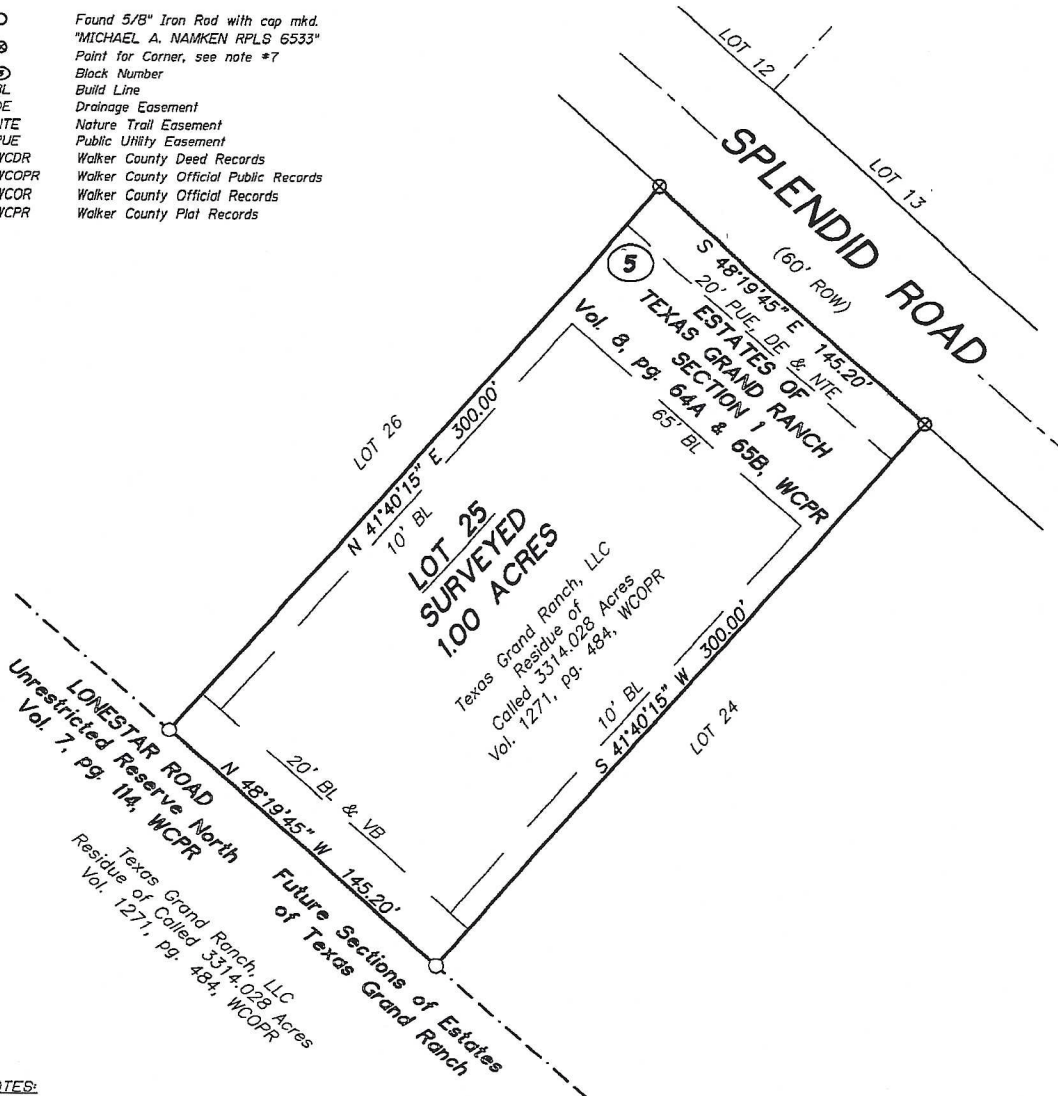
SWORN AND SUBSCRIBED this 13 day of November, 2025.




Notary Public

LEGEND

- Found 5/8" Iron Rod with cap mkd. "MICHAEL A. NAMKEN RPLS 6533"
- ⊙ Point for Corner, see note #7
- ⊙ Block Number
- BL Build Line
- DE Drainage Easement
- NTE Nature Trail Easement
- PUE Public Utility Easement
- WCDR Walker County Deed Records
- WCOPR Walker County Official Public Records
- WCOR Walker County Official Records
- WCPR Walker County Plat Records



NOTES:

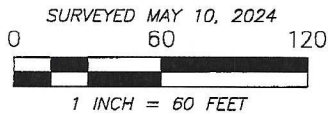
1. The plat of Estates of Texas Grand Ranch, Section 1 is recorded in Vol. 8, pg. 64A & 65B, WCPR.
2. Bearings, Distances and Acreages hereon are Grid and referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83. Distances are U.S. Survey Feet (Grid) and may be converted to geodetic horizontal (Surface) by dividing by a Combined Scale factor of 0.99988.
3. Based on the graphic location of the available GIS data from the Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov/portal/search>) superimposed upon the subject tract, and based on the FEMA Flood Insurance Rate Map, revised 16 August 2011, Walker County #481042, Map No. 48471C0500D, Panel 0500D, this property is located within Flood Hazard Zone "X" OTHER AREAS (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that any portion of the subject tract is free of potential flood hazard; localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Namken, Inc. or the undersigned.
4. Monuments shown hereon as found are controlling monuments, unless noted as reference only.
5. Title Commitment provided by National Investors Title Insurance Company, G.F. No. 200203-W; Effective Date: 03/28/2024; Issued to: Franklyn Edwin Tamarez.
6. Pursuant to Schedule B of said Commitment, and based upon evidence on the ground at the time of this survey, Lot 25 above may be subject to the following: Item 1, Inst. No. 2024-96076 (Restrictions); Items: 10.d Vol. 8, pg. 64A & 65B; 10.e Vol. 131, pg. 544, WCDR; 10.g UNRECORDED; 10.i Vol. 196 pg. 495, WCDR; 10.h, Vol. 249, pg. 315, WCDR; 10.m Vol. 215, pg. 321, WCOPR; 10.ee Inst. No. 2024-96085, WCDR; 10.hh Inst. No. 2024 - 96075, 96082, 96634, WCDR.
7. The monuments along Splendid Road marked as Point for Corner will have a 5/8" Iron Rod with 1-3/4" diameter blue plastic cap marked "MICHAEL A. NAMKEN RPLS 6533" set after construction of roadway is complete.

1. Michael A. Namken, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Signed Michael A. Namken
Michael A. Namken
Reg. Prof. Land Surveyor No. 6533



PLAT OF SURVEY
**LOT 25, BLOCK 5,
SECTION 1
ESTATES OF
TEXAS GRAND RANCH**
JOHN W. INGERSOLL LEAGUE, A-27
WALKER COUNTY, TEXAS



Namken, Inc.
P.O. Box 1158, New Waverly, Tx 77358
TBPELS Firm No. 10194090
936-661-3325

