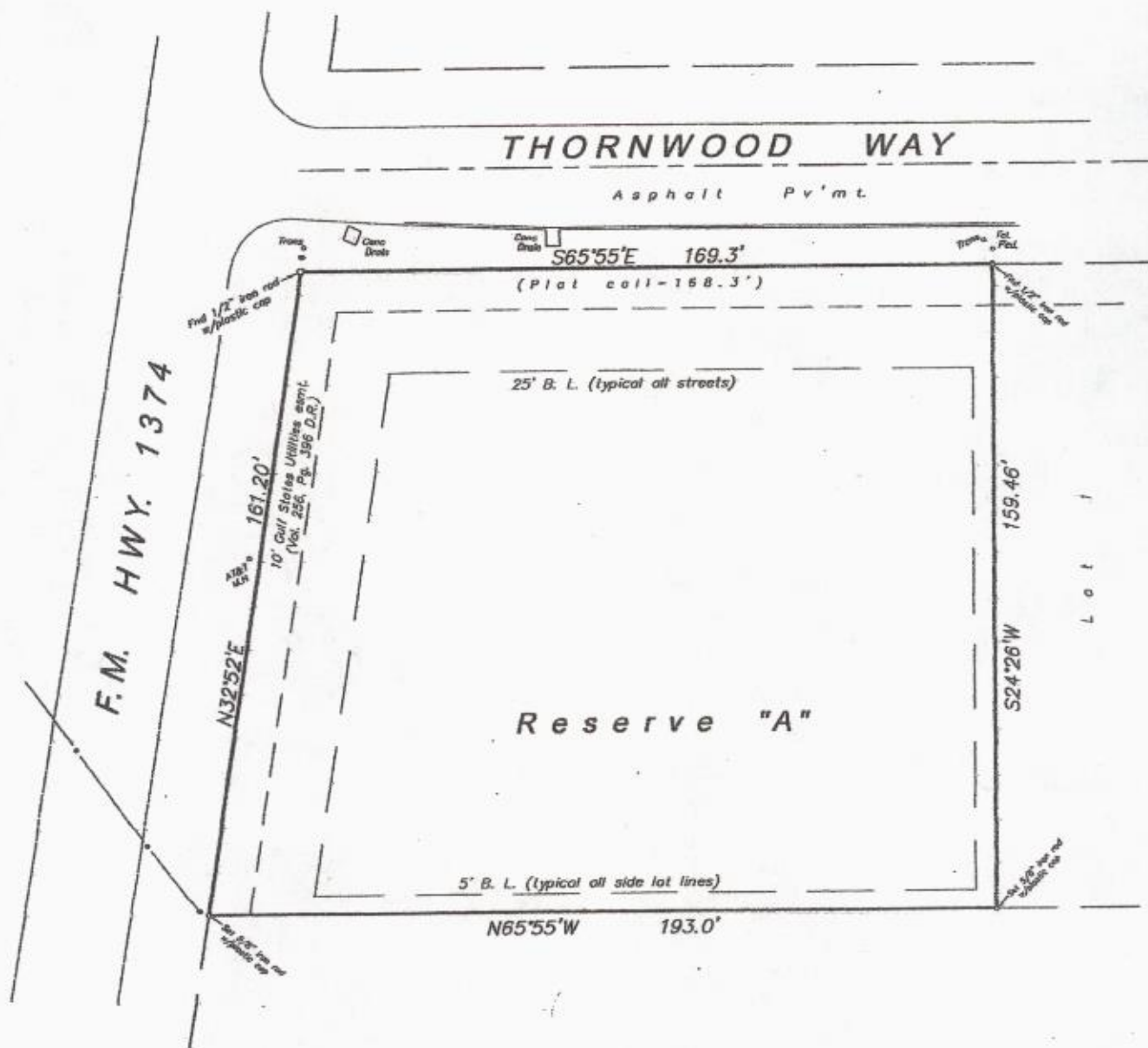




BASED on the FEMA Flood Insurance Rate map referenced below, this property is not situated within any of the flood zones shown thereon as scaled graphically to the best of my ability from available data on said map. Any flood zone determination herein is NOT to be interpreted as a guarantee against flooding, or flood damage to property or improvements, by Fuller and Associates.

PANEL No: 48471 C 0370 D Date/Revised Date: August 16, 2011

NOTES:

1. Plat of PINE SHADOWS ESTATES is recorded in Volume 174, Page 620, Deed Records;
2. Restrictive Covenants are recorded in Vol. 174, Pg. 620 and Vol. 247, Pg. 625, Deed Records;
3. This survey was performed without the benefit of a title commitment. Easements and other matters may exist not shown by this survey.



PLAT OF SURVEY OF

PLAT OF SURVEY OF

RESERVE "A"
PINE SHADOWS ESTATES

In the J. BEACHAMP SURVEY, A-92
Walker County, Texas

March, 2022

Scale: 1" = 40 Feet

FULLER and ASSOCIATES
P.O. Box 1783 FIRM 10122400
Huntsville, Texas
FILE: PINE Shadows Est Reserve A \2022\

I, JOE A. FULLER, Registered Professional Land Surveyor,
do hereby certify that this plat represents a survey made on
the ground under my supervision and that all monuments and
apparent easements are shown hereon.



Signed

A stylized handwritten signature of Joe A. Fuller, written in dark ink over a horizontal line.

JOE A. FULLER
R.P.L.S. No. 4066
March 5, 2022

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

Date: February 16, 2024

GF No. _____

Name of Affiant(s): JONATHAN SORIA

Address of Affiant: 900 BARCHETTA DRIVE, COLLEGE STATION, TX 77845-4339

Description of Property: _____
County Walker, 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.");
FM 1374 Lot Reserve A

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 March 30, 2022 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:) NONE

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.

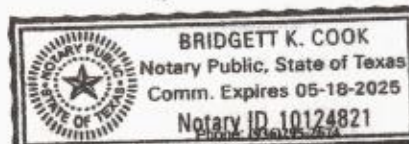
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
[Signature]
JONATHAN SORIA and wife

SWORN AND SUBSCRIBED this 22nd day of February, 2024
[Signature]
Notary Public

(TXR-1907) 02-01-2010

Homes Of Huntsville, Inc., 1531 11th St Huntsville TX 77340
Mark Snyder



Phone: (936) 295-4441
Fax: (936) 295-4441
www.hwc.com

Page 1 of 1

Jonathan Soria