

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

Date: 22 Nov 2022

GF No. _____

Name of Affiant(s): DAREN L BARNES,

Address of Affiant: 1404 Joshua Way, Granbury, TX 76048

Description of Property: Lot: 6, Blk: 2, Subd: JOSIAH ESTATES PHASE ONE

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 _____, 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.

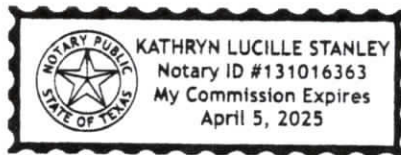
4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction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

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.

Daren L. Barnes
DAREN L BARNES



SWORN AND SUBSCRIBED this 22 day of November 2022

[Signature]
Notary Public

(TXR-1907) 02-01-2010

Reference No: 1077Y11 G.F. No: 733-21609
 Title Co: UNIVERSAL LAND TITLE OF TEXAS
 Purchaser: HARRIS

PROPERTY DESCRIPTION

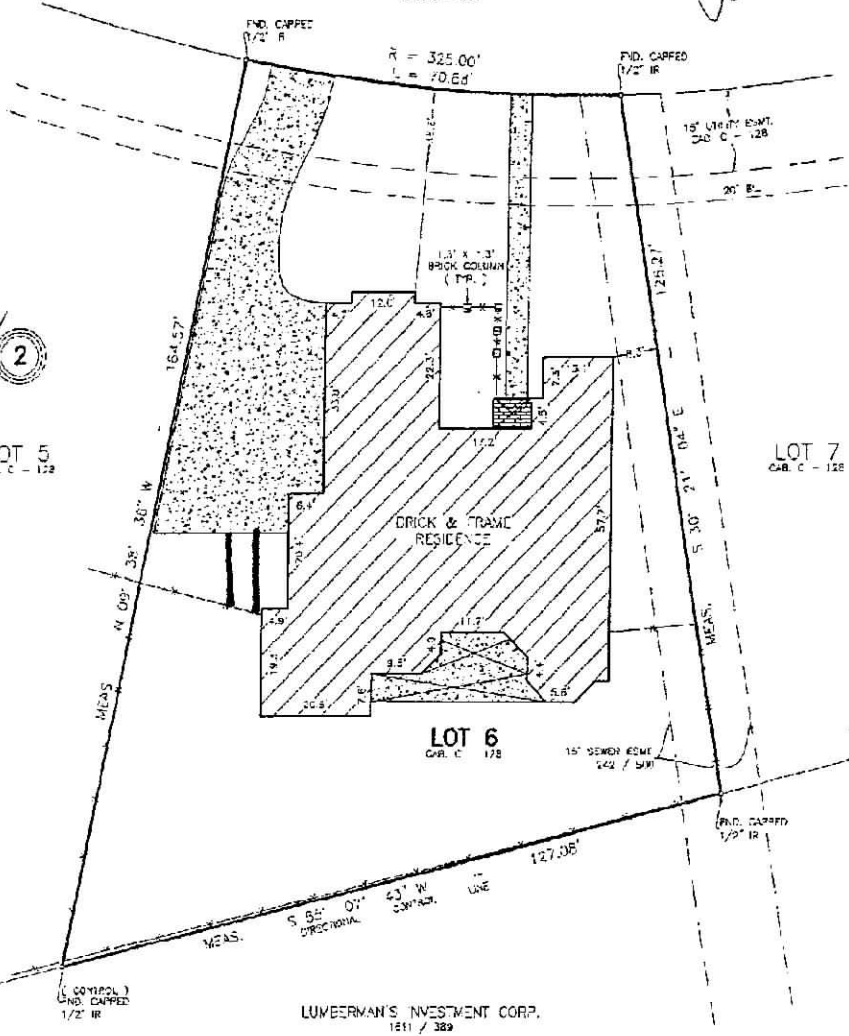
Lot 6, in Block 2 of JOSEPH ESTATES PHASE ONE, an Addition to the City of Granbury, Hood County, Texas, according to Plat recorded in Slide C-128, of the Plat Records of Hood County, Texas.

1. Easement document recorded in 1103814, RRHCT, does not affect this property.

1404 JOSHUA WAY

(50' PRIVATE ADDRESS, PUBLIC UTILITY, PUBLIC DRAINAGE EASMT.)
 C.S. C - 128

David J. Rose



David J. Rose

SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION

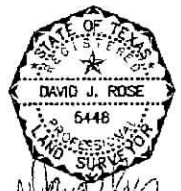
I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DESIGNATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SAID-YOU DO NOT ASSUMED THIS PROPERTY AND RELIES SOLELY ON THIS TITLE WORK PROVIDED TO HIM FOR NOTICE OF ANY EASEMENTS WHICH MAY AFFECT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID & USELESS IN ANY OTHER MANNER OR FOR ANY OTHER PURPOSE. SURVEYOR'S OATH AND RESPONSIBILITY FOR SAID USE.

PROLINE SURVEYING LTD.

www.prolinesurveyors.com
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	OVERHEAD UTILITY
	BRICK
	WOOD DECK
	CONCRETE



This survey is hereby accepted and approved.

Purchaser: _____

Purchaser: _____

Date: _____

DRAWN BY: MS DATE: 05 17 11

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

**HOLD HARMLESS AGREEMENT
AND SURVEY ACKNOWLEDGMENT**

BARNES
Loan #: 3746007262
MIN: 100053601315876689

BORROWER(S): DAREN L BARNES

PROPERTY ADDRESS: 1404 JOSHUA WAY, GRANBURY, TX 76048-1226

LENDER: PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

LOAN NUMBER: 3746007262

In connection with the purchase and/or refinance of the above referenced property, please be advised that the undersigned have received and reviewed a copy of the original survey of the Subject Property, and in consideration of Lender making a loan on the Subject Property, the undersigned agree to protect, defend, indemnify and hold harmless Lender, Title Company, and Secretary of Housing and Urban Development of Washington, D.C. or Secretary of Veterans Affairs, their respective successors and/or assigns from all claims, demands actions, losses, proceedings, costs, liabilities, attorney's fees, and expenses of every kind and nature which may be incurred this date or hereafter by virtue of the items identified or described on the survey itself and/or any conditions or exceptions identified in the title commitment/report.

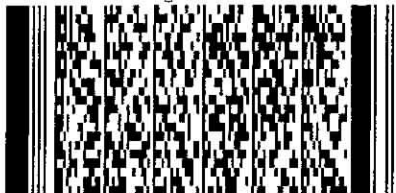
If Lender agreed in writing to waive the obtaining of a new survey on the property, then I/we hereby agree to indemnify, save and hold harmless the Lender, its successors and assigns, from any and all claims, demands, losses, costs, damages and expenses in any way arising from the existence of encroachments, easements, or conditions that a true and correct survey of the property would show, and do hereby release Lender, its successors and assigns, from any liabilities arising in any manner therefrom.

If there is more than one undersigned, all of the provisions of this agreement/acknowledgment are binding both jointly and severally upon each of them, their heirs, executors, administrators and assigns.

DATED this 28TH day of APRIL, 2017

Daren L Barnes 4/28/17

- BORROWER - DAREN L BARNES - DATE -



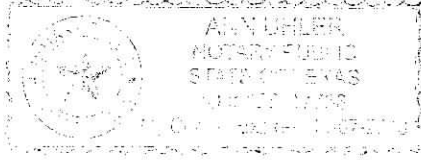
THE STATE OF TEXAS
(Acknowledgment)

§

COUNTY OF HOOD

§

This instrument was acknowledged before me on the 28 day of April, 2017, by DAREN L BARNES.



Notary Public, State of TEXAS

My Commission Expires: 10/07/2018