



2219 MERRITT WAY

PLAT SHOWING

Lot 55, Block 1, of HUNTER POINTE, SECTION TWO, an Addition to the City of Arlington, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 2270, of the Plat Records of Tarrant County, Texas.

Commonly known as 2219 Merritt Way.

THIS PROPERTY IS LOCATED IN ZONE "X" AS DELINEATED AND GRAPHICALLY SCALED FROM THE F.I.R.M. COMMUNITY/PANEL No. 485454 0580 H, DATED AUGUST 2, 1995 LOCALIZED FLOODING NOT DETERMINED.

GEODATA SURVEYING, INC.

P.O. BOX 13556
ARLINGTON, TEXAS
76094-0556
PHONE 817-261-2878

LAND SURVEYING
TOPOGRAPHIC
MAPPING

SCALE 1" = 20'

LEGEND

- DRAINAGE FLOW
- IRON ROD
- FENCE LINE
- OVERHEAD UTILITY LINE



I hereby certify this to be a true and correct representation of a survey made on the ground.

GLENN W. MILLER, R.P.L.S.-STATE OF TEXAS NO.4223

August 23, 2004

DATE

NOTE: 1) BEARINGS BASED ON PLAT UNLESS OTHERWISE NOTED
2) ONLY BUILDING LINES AS DELINEATED ON THE RECORDED SUBDIVISION PLAT ARE SHOWN HEREON. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CURRENT CITY ORDINANCES.

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

Date: 11-6-15 GF No. _____

Name of Affiant(s): Nam & Samantha Tran

Address of Affiant: 2269 Merritt Way

Description of Property: X 5.5 B 1 Hunter Pointe

County TARRANT, 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 TX, 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 2004 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]

SWORN AND SUBSCRIBED this 6th day of November, 2015

[Signature]
Notary Public

