

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

Date: May 30, 2019 GF No. _____
Name of Affiant(s): Mark Hellums, Tamalyn Hellums
Address of Affiant: 210 Dogwood Trail, Magnolia, TX 77354
Description of Property: 210 Dogwood Trail, Magnolia, TX 77354 (Lot 5A, Blk 1, Dogwood Patches 01)
County Montgomery County, 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 01/30/2009 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): Basketball/Sport Court
Cross-Fencing for Pets/Chicken Coop

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.

Tamalyn Hellums
Mark Hellums

SWORN AND SUBSCRIBED this 30 day of May, 2019.

Ashley Brocato

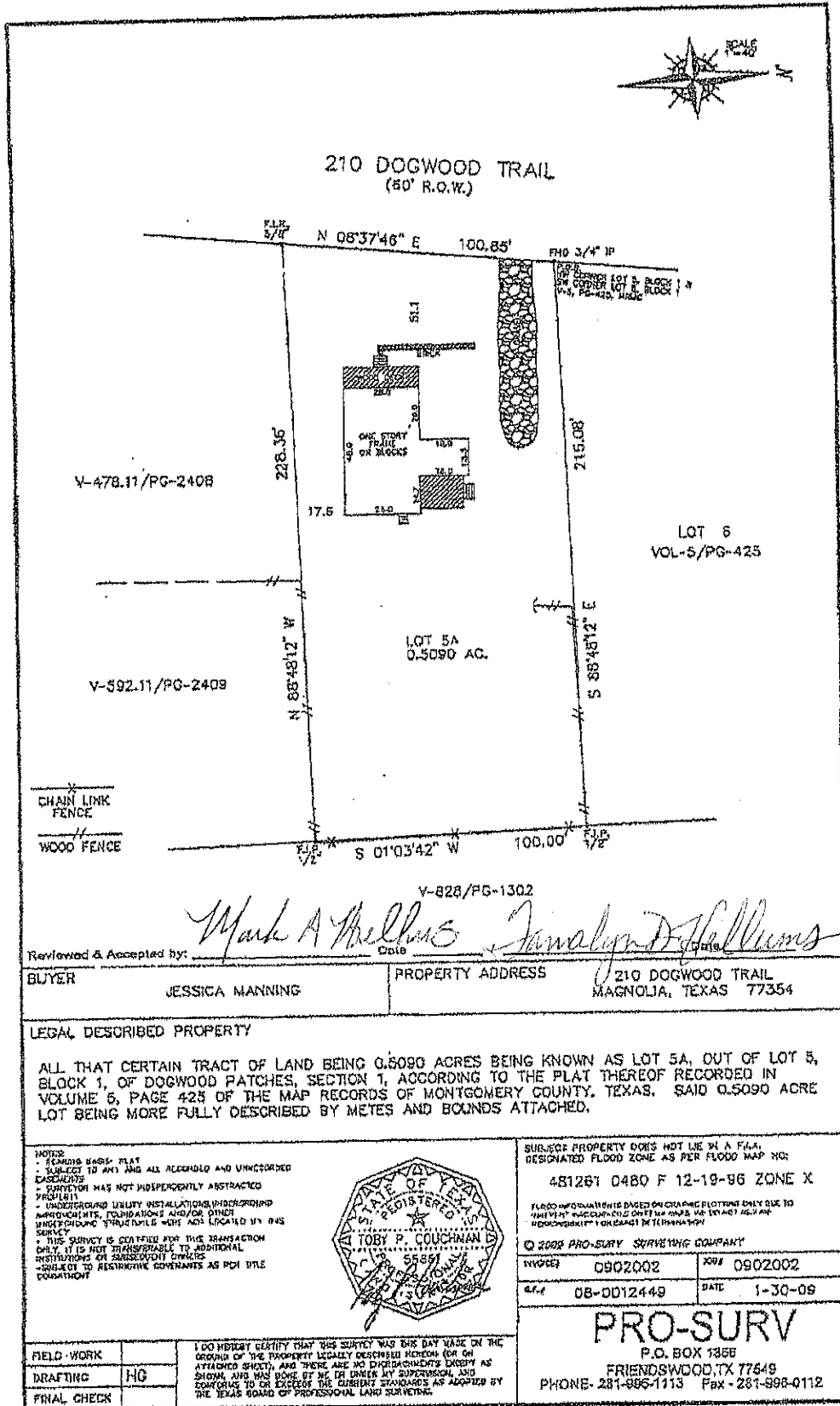
Notary Public
(TXR 1907) 02-01-2010



Magnolia Office

423 Magnolia Blvd Magnolia, TX 77355

Angela Knee



Field Notes
Of a Survey Of

All that certain tract of land being 0.5090 acres being known as Lot 5A, Block 1, of DOGWOOD PATCHES, SECTION 1, according to the plat thereof recorded in Volume 3, Page 423 of the Map Records of Montgomery County, Texas. Said 0.5090 acre tract being more fully described by notes and bearings as follows:

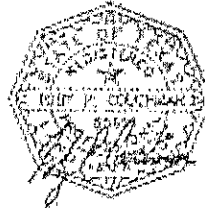
BEGINNING at a 1/2 inch iron pipe found on the East line of Dogwood Trail (50 feet wide) for the Northwest corner of said Lot 5 being the Southwest corner of Lot 6 in Block 1, of DOGWOOD PATCHES, SECTION 1, according to the plat thereof recorded in Volume 3, Page 423 of the Map Records of Montgomery County, Texas;

THENCE South 83°43'12" East, along the common line of said Lots 5 and 6, a distance of 215.04 feet to a 1/2 inch iron pipe found for the Northeast corner of the herein described tract;

THENCE South 01°03'42" West, a distance of 109.00 feet to a 1/2 inch iron pipe found for the Southeast corner of the herein described tract;

THENCE North 84°41'12" West, a distance of 221.36 feet to a 1/2 inch iron pipe found for Southwest corner of the herein described tract, said point lying in the East line of said Dogwood Trail;

THENCE North 00°31'46" East a distance of 109.85 feet to the POINT OF BEGINNING of the herein described tract and containing 0.5090 acres of land.



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(May be modified as Appropriate for Commercial Transactions)

May 22, 2014

File Number: 1433933984

Name of Affiant(s): Floyd J. Stone
Address of Affiant: 210 Dogwood Trail, Magnolia, TX 77354

Description of Property:

All that certain tract of land being 0.5090 acres being known as Lot 5A, out of Lot 5, Block 1, of Dogwood Patches, Section 1, according to the plat thereof recorded in Volume 5, Page 425 of the Map Records of Montgomery County, Texas. Said 0.5090 acre tract being more fully described as follows:

Beginning at an iron rod found on the East line of Dogwood Trail (60 feet wide) for the Northwest corner of said Lot 5 being the Southwest corner of Lot 6 in Block 1, of Dogwood Patches, Section 1, according to the plat thereof recorded in Volume 5, Page 425 of the Map Records of Montgomery County, Texas.

Thence S 88° 48' 12" E a distance of 215.88 feet to an iron rod found for the Northeast corner of this tract.

Thence S 01° 03' 42" W a distance of 100 00 feet to an iron rod found for the Southeast corner of this tract.

Thence N 88° 48' 12" W a distance of 228 36 feet to an iron found on the East line of Dogwood Trail for the Southwest corner of this tract.

Thence N 08°37' 16" E a distance of 100.85 feet back to the Place of Beginning containing 0.5090 acres of land.

Name of Title Company: Stewart Title Company

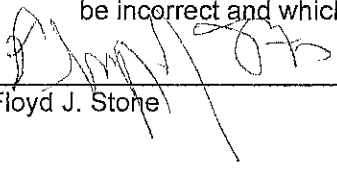
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statement contained herein.

Before me, the undersigned authority, personally appeared Floyd J. Stone, ("Affiant(s)"), who being by me duly sworn on his/her/their oath stated the following:

1. I/We are the owners of the Property.
2. I/We are familiar with the Property and the improvements located on the Property.
3. I/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. I/We understand that the company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my/our actual knowledge and belief, since January 30, 2009, 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. I/We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage. 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.

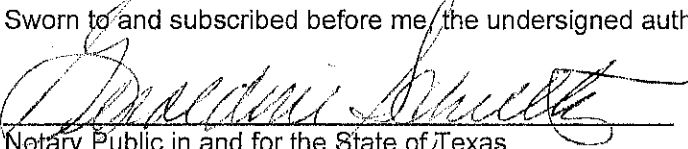
6. I/We understand that we have no liability to Title Company or to the Title Insurance Company that will issue the policy(ies) should the information in this Affidavit be incorrect, other than information that I/we personally know to be incorrect and which I/we do not disclose to the Title Company.



Floyd J. Stone

State of Texas
County of Harris

Sworn to and subscribed before me, the undersigned authority, by Floyd J. Stone on this the 22nd day of May, 2014.



Notary Public in and for the State of Texas
My commission expires: 3/31/17

