

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

Date: January 12, 2018 GF No. \_\_\_\_\_

Name of Affiant(s): Joseph B. Magruder, Deborah A. Magruder

Address of Affiant: 9735 Deer Path Lane, Magnolia, TX 77354

Description of Property: Lot 107, Block 2, Lake Windcrest, Section 5  
County Montgomery, 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 affid 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): Pool was added

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.

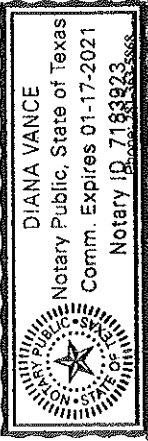
Joseph B. Magruder  
Joseph B. Magruder

Deborah A. Magruder  
Deborah A. Magruder

SWORN AND SUBSCRIBED this 11<sup>th</sup> day of June, 2019

Notary Public  
Diana Vance

(TAR-1907) 02-01-2010

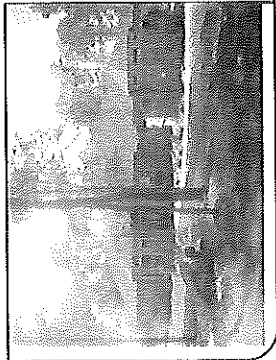
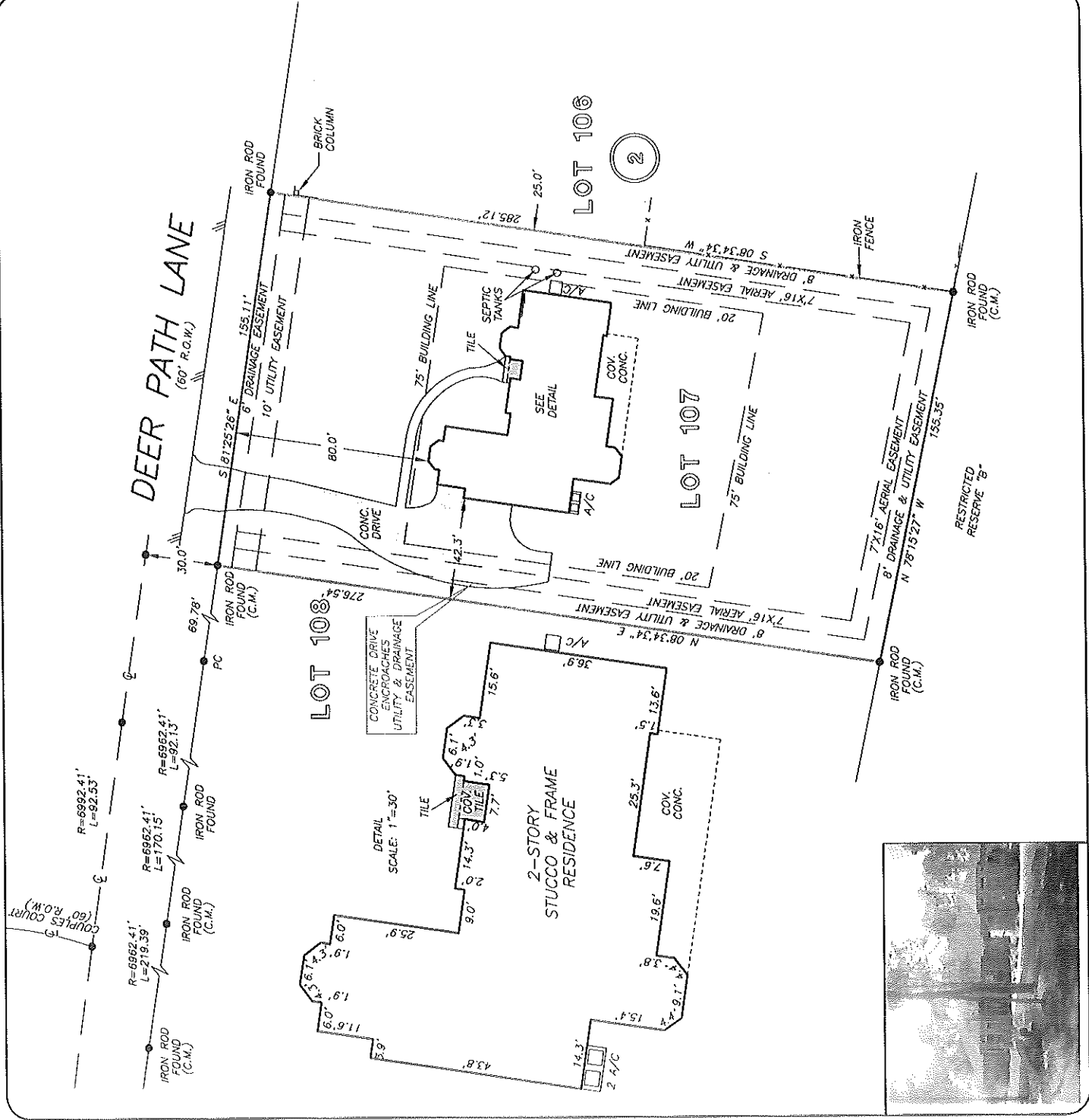
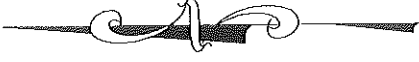


NO. 10130132 ACCESS TITLE  
 DRESS: 9735 DEER PATH LANE  
 MAGNOLIA, TEXAS 77354  
 BORROWER: JOSEPH B. MAGRUDER AND  
 DEBORAH A. MAGRUDER

# LOT 107, BLOCK 2 LAKE WINDCREST, SECTION 5

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET "M" SHEET 42 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 60'



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 46359C 0505 F  
 MAP REVISION: 12/19/1996  
 ZONE: F  
 CONSULT ENGINEER'S EXAMINATION OF MAPS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND

