

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

Date: 3-13-2020 GF No. \_\_\_\_\_  
Name of Affiant(s): Kelly + Cynthia Frenkhaert  
Address of Affiant: 159<sup>th</sup> Nall Dr S, Montgomery, Tx  
Description of Property: Lot 4, Blk 5, Sec. 2, Sandbrook  
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.")
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 April 2014 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:)

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.

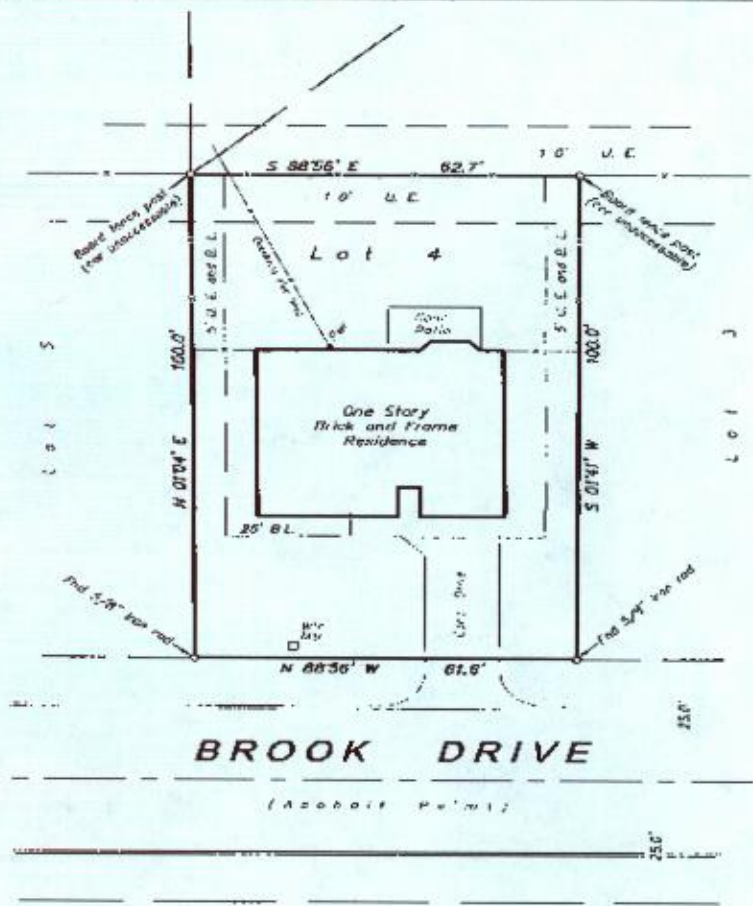
Kelly J. Frenkhaert  
Cynthia J. Frenkhaert

SWORN AND SUBSCRIBED this 13<sup>th</sup> day of March, 2020.

Joan T. Jolly  
Notary Public







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 0360 D Date Revised Date: August 15, 2011

Property Address: 3007 Brook Drive  
Huntsville, Texas 77340

SELLER: Edward N. Alvarez, et ux Kimberly Kay Alvarez  
BUYER: Adrienne Lyn Bailey

- NOTES:
1. Plat of Section 2, SANDBROOK is recorded in Volume 1, Page 46, Plat Records.
  2. Building restrictions are recorded in Volume 316, Page 567, Deed Records and Volume 56, Page 31, Official Records



PLAT OF SURVEY OF

**LOT 4, BLOCK 5  
SECTION 2, SANDBROOK**

In the City of Huntsville  
P. GRAY SURVEY, A-24  
Walker County, Texas

April, 2014

Scale: 1" = 30 Feet

FULLER and ASSOCIATES  
Huntsville, Texas  
FILE: SANDBROOK 2-0405-update /2014/

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.

Signer:   
JOE A. FULLER  
S.P.L.S. No. 4065  
April 14, 2014

