

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

Date: 5-4-2020 GF No. \_\_\_\_\_

Name of Affiant(s): MARY T. ROSS

Address of Affiant: 18 East Wedgemere, The Woodlands, TX 77381

Description of Property: 309 Broadmoor

County of Walker, Huntsville, 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 June 2005 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): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

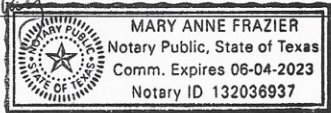
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

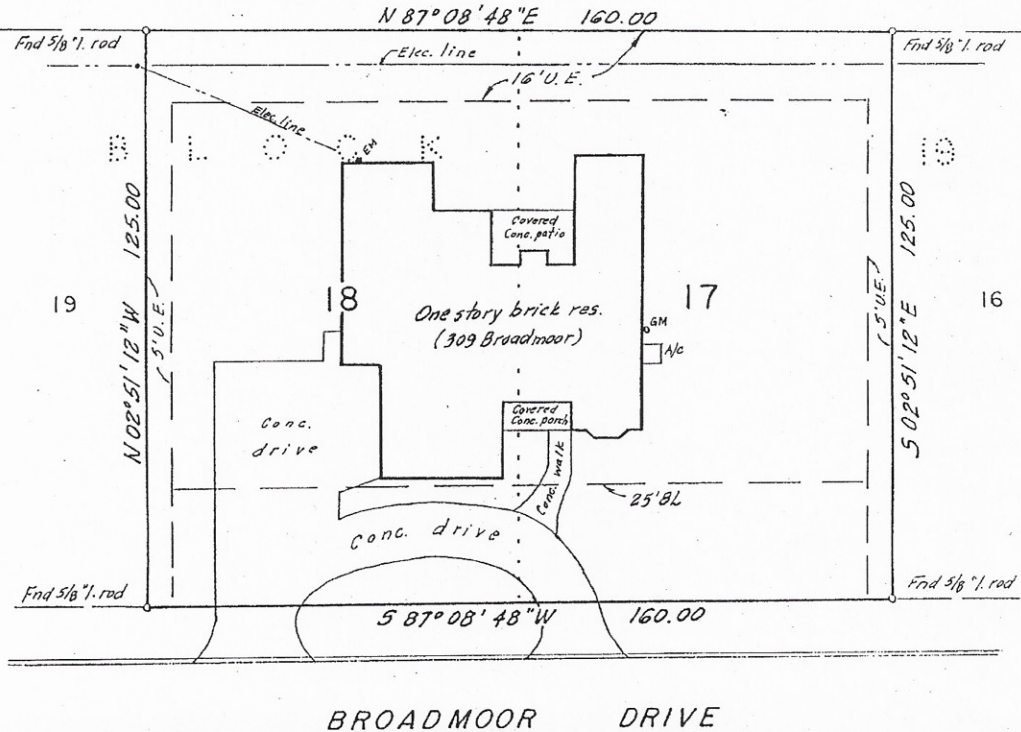
Mary T. Ross

SWORN AND SUBSCRIBED this 4 day of May, 2020

Mary Anne Frazier  
Notary Public



(TXR-1907) 02-01-2010



BORROWER: R. Karl Mahaffey et ux, Jody S.

*Judy C. Mahaffey*  
*R. Karl Mahaffey*  
 March 28, 2005

- NOTES:**
1. Plat of ELKINS LAKE, SECTION TWO recorded Vol. 174, p. 589, Deed Records of Walker County, Texas.
  2. Lots 17 and 18 are the same land consolidated into a parcel known as "17A" according to Affidavit of Lot Consolidation recorded Vol. 297, p. 698, Official Public Records of Walker County, Texas.



I, J.S. Mooror, certify that this plat represents a survey made on the ground under my supervision and that corners and monuments are as shown. This property is within Zone C according to F.E.M.A. Flood Insurance Rate Map, Community-Panel 481042 0009B dated May 1, 1987.

October 13, 1997 Signed *J.S. Mooror*  
 J.S. Mooror  
 Reg. Prof. Land Surveyor No. 1572

PLAT OF IMPROVEMENTS ON  
**LOTS 17 & 18, BLOCK 19, SECTION TWO  
 ELKINS LAKE SUBDIVISION**

CITY OF HUNTSVILLE  
 WILLIAM BARRETT SURVEY, A-77  
 WALKER COUNTY, TEXAS  
 OCTOBER, 1997

SCALE 1" = 30 FEET

MOORER & WOODS, INC.  
 Registered Professional Land Surveyors  
 P.O. Box 981  
 Huntsville, Texas 77342



*[Handwritten signature]*