

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

Date: May 28, 2020 GF No. _____
Name of Affiant(s): Scott E. & Lorrie S. Maddox
Address of Affiant: 116 Lakeside Dr Montgomery, TX 77356
Description of Property: Lot 8, Block 6 APRILSOUND, SECTION 4
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 August 2015 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.

Scott E. Maddox
Lorrie S. Maddox

SWORN AND SUBSCRIBED this 28th day of MAY, 20 20.

Susan M Holt

Notary Public

(TXR 1907) 02-01-2010



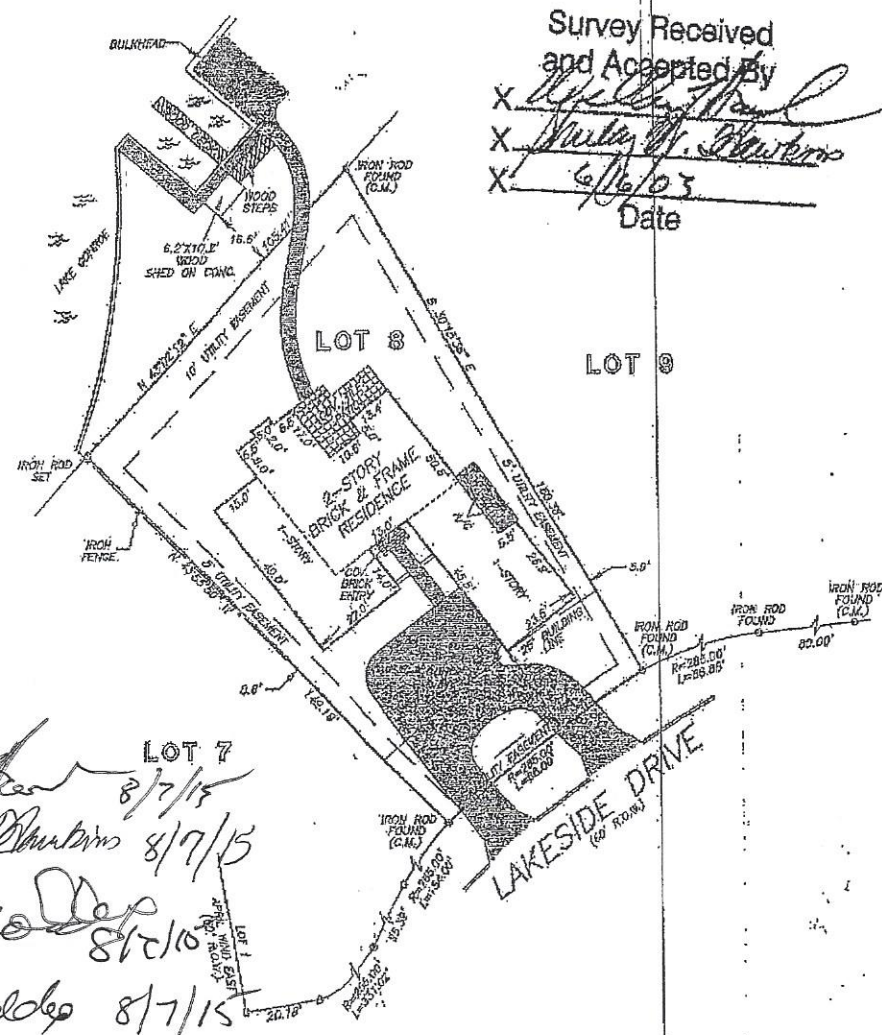
OF NO. 2003 CO. 514401-V AMERICAN TITLE
 ADDRESS: 116 LAKESIDE DRIVE
 MONTGOMERY, TEXAS 77356
 BORROWER: WILLIAM J. HAWKINS
 AND SHIRLEY W. HAWKINS

**LOT 8, BLOCK 6
 APRIL SOUND, SECTION 4**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET A, SHEET 101A (FORMERLY VOLUME 10, PG. 96)
 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS:

SCALE: 1" = 40'

Survey Received
 and Accepted By
 X *William J. Hawkins*
 X *Shirley W. Hawkins*
 X 6/16/03
 Date



William J. Hawkins 8/7/15
Shirley W. Hawkins 8/7/15
Scott Stedley 8/7/15
James Addey 8/7/15

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS ESTABLISHED
 BY THE U.S. DEPT. OF HOUSING & URBAN
 DEVELOPMENT.
 COMMUNITY/PANEL NO. 48338C 0355 J
 MAP REVISION: 12/19/1998
 ZONE X

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
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

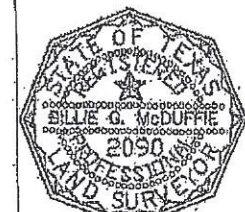
RECORD: BEARING: CABINET A, SHEET 101A M.C.M.P.

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS

1-800-LANDSURVEY 281-496-1586
 1-800-526-3787 FAX 281-496-1867

1480 MEDICAL DRIVE SUITE 5100 HOUSTON TEXAS 77020

Billie G. McDuffie
 BILLIE G. MCDUFFIE
 PROFESSIONAL LAND SURVEYOR
 NO. 2090
 DRAWING NO. 03-05052
 JUNE 09, 2003



DRAWN BY: SV