

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 8/20/2020

GF No.

Name of Affiant(s): Richard Riggs and Jodi Riggs

Address of Affiant: 17010 Penick Rd., Waller, TX 77484

Description of Property: ABS A314100 A-141 ROBERT HARVEY TRACT 4-1 SN1 PHO514609A HUD# PFS0588458; ACRES 5.0

County Waller, 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 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):

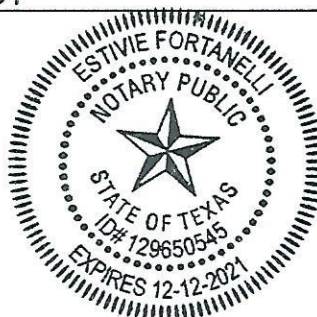
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Handwritten signatures of Richard Riggs and Jodi Riggs

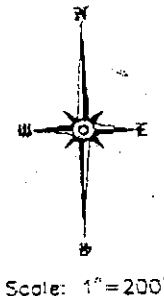
SWORN AND SUBSCRIBED this 20th day of AUGUST, 2020

Notary Public signature



WALLER COUNTY, TEXAS

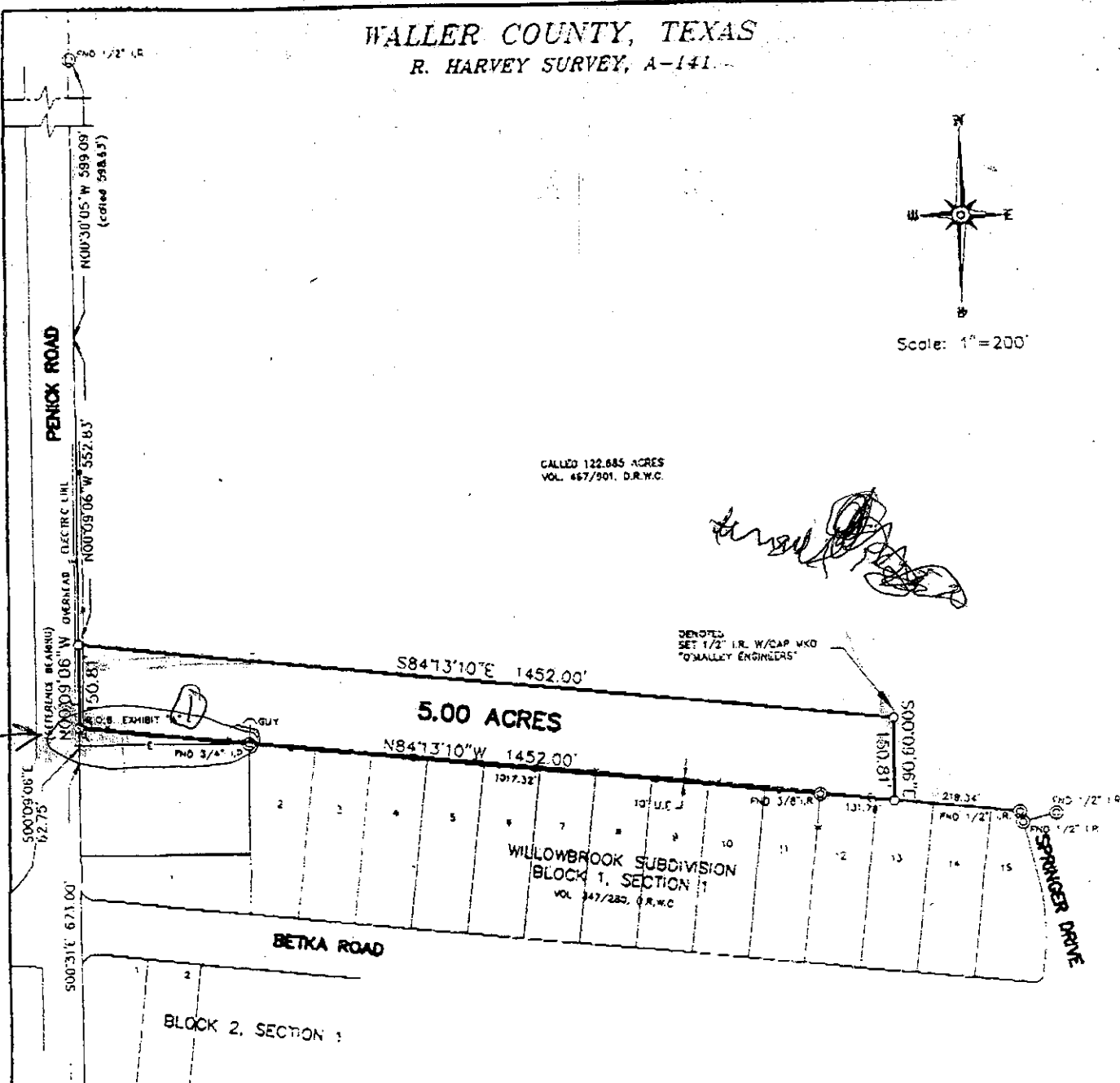
R. HARVEY SURVEY, A-141



CALLED 122,665 ACRES
VOL. 467/901, D.R.W.C.

Handwritten signature

DEDICATED
SET 1/2" I.R. W/CAP WKO
"O'MALLEY ENGINEERS"



NOTES:

1. Bearings are based on a segment of the west line (N00°09'06"W) of a called 122,665 acre tract as described in Volume 467, Page 901, Deed Records of Waller County, (D.R.W.C.)
2. The survey of the subject property shown hereon was prepared in conjunction with the transaction described in a commitment for title insurance issued by Harrison Title Company, CF No. 5817, dated July 23, 1999
3. This survey is valid only if it bears the seal and original signature of the surveyor
4. The subject property, projected on Flood Insurance Rate Map, Community Panel Number 480540 0075 B, effective date December 18, 1986, lies within Zone C, areas of minimal flooding
5. This plat does not necessarily show all improvements to the property
6. See Exhibit "A" for metes and bounds description
7. Easements as listed on Harrison Title Company commitment for title insurance Schedule B, CF 5817, are shown or do not apply to this tract

State of Texas
County of Waller

To the owners of the premises surveyed and to Harrison Title Company, I, Carlos Treviño, a Registered Professional Land Surveyor of the State of Texas, do hereby state that it is my professional opinion that this map showing a survey of a 5.00 acre tract in the R. Harvey Survey, A-141 is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision, completed the month of November 1999. The property shown hereon is subject to any existing or recorded easements that I may not be aware of, or that may be of record that may not be shown on this map. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.

Dated this the 15th day of November, 1999

Carlos Treviño,
Registered Professional Land Surveyor
No. 4858



EXHIBIT "B"
PLAT SHOWING A SURVEY
OF 5.00 ACRES
IN R. HARVEY SURVEY, A-141
WALLER COUNTY, TEXAS

O'MALLEY ENGINEERS

1306 NORTH PARK BRENHAM, TEXAS
(409) 836-7937 FAX (409) 836-7936

JOB NO 39000 41LC DWG. NO DRAWING.DWG
REVISED 9-20-99
REVISED 11-15-99

REDUCED

