

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

Date: August 5, 2020

GF No. _____

Name of Affiant(s): SCOTT AND ALLISON CARMICHAEL

Address of Affiant: 7483 Durango Creek Dr, Magnolia, TX 77354-3197

Description of Property: lot 58, block 1, Durango Creek 05
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."): NA

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 JANUARY 7, 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): NA

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.

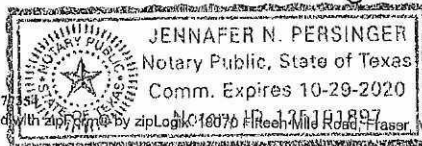
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

allison Carmichael

SWORN AND SUBSCRIBED this 5th day of August, 2020
Notary Public

(TXR-1907) 02-01-2010

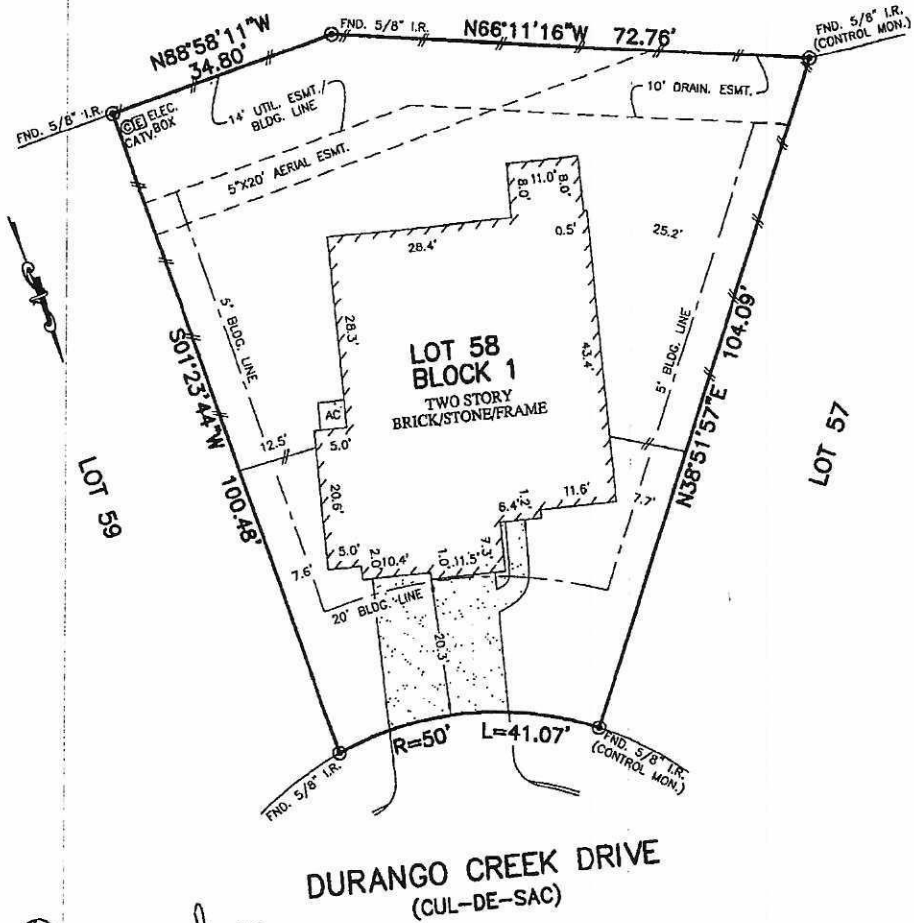
PARKWAY REALTY, 7395 FM 1488 MAGNOLIA TX 77354
Sharon Bourdon



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ACCESS DRAINAGE & GREENBELT



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NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 150-130201749-339.
3. SHORT FORM BLANKET ESMT. PER C.F. Nos. 2004074844 AND 2007013694.
4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2013001693.

PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
No. 48339 C 0505 F, DATED: 12-19-96
PER LOMR 13-06-1343A, DATED: 01-29-13

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION"

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FOR: DRHORTON
ADDRESS: 7483 DURANGO
CREEK DRIVE
ALLPOINTS JOB #: DR70744 AF
G.F.: (150-130201749-339)



ALLPOINTS
SERVICES CORP
PHONE: 713-468-7707
FAX: 713-827-1861

LOT 58, BLOCK 1,
FINAL PLAT OF
DURANGO CREEK, SECTION 5,
CAB. Z, SHTS. 2389-2390, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 7th
DAY OF JANUARY, 2014.

Steven P. Brister

