

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

Date: August 19, 2020 GF No. _____

Name of Affiant(s): Allen J. & Benita C. Bauer

Address of Affiant: 2227 Cypress Run Dr. Sugarland, TX 77478

Description of Property: _____
County Fort Worth, 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.

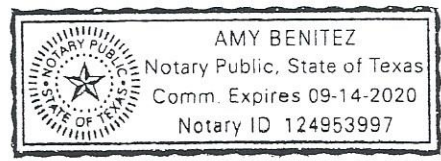
4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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:) 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.

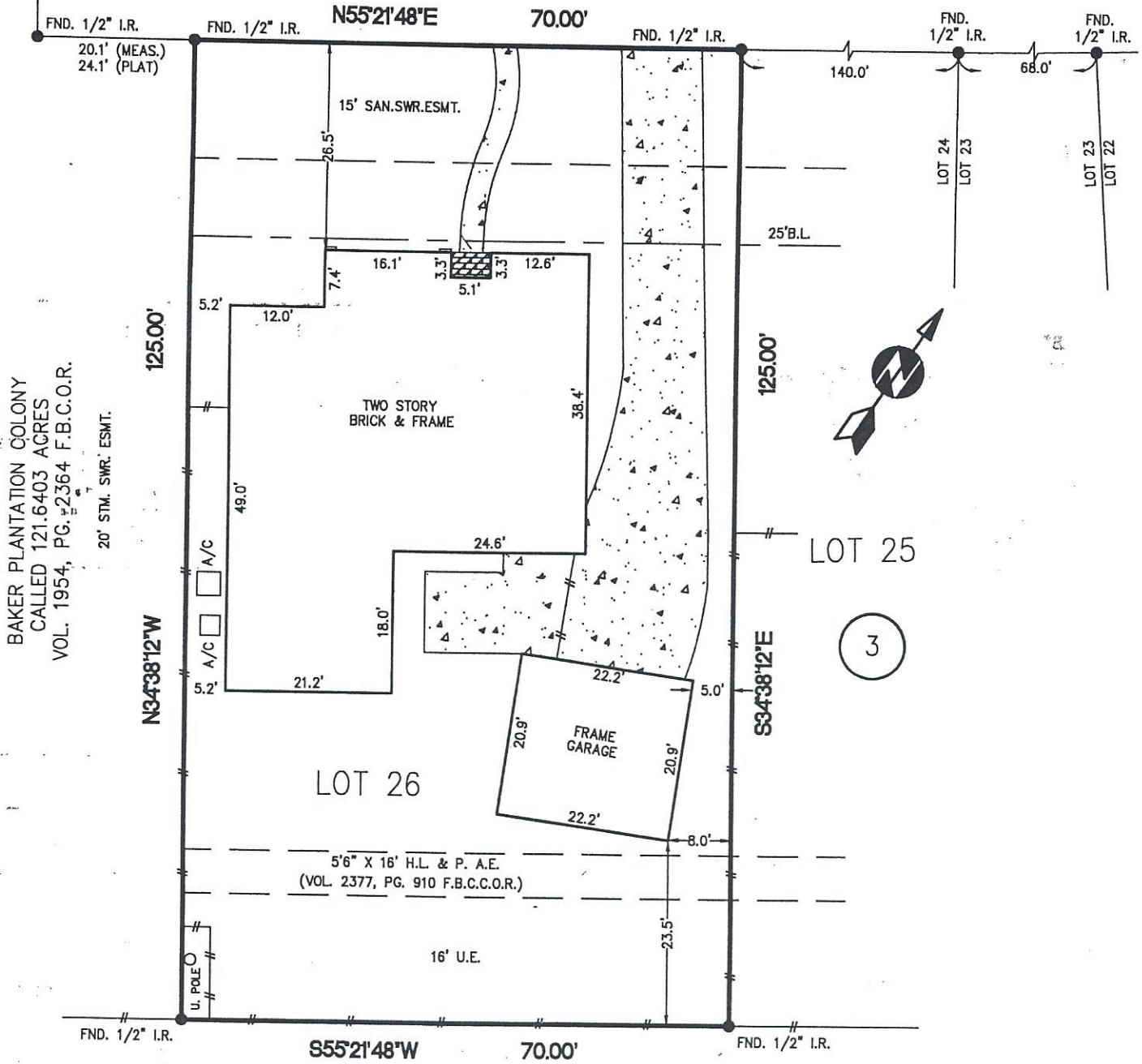
Allen J. Bauer
Benita C. Bauer



SWORN AND SUBSCRIBED this 19 day of August, 2020
Amy Benitez
Notary Public

CYPRESS RUN DRIVE

(60' R.O.W.)



OYSTER CREEK

- NOTES:
 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE CO. UNDER G.F. NO. 99308885
 2.) H.L. & P. AGREEMENT IN VOL. 2374, PG. 1490 F.B.C.C.O.R.
 3.) 2" CATV. SERVICE EASEMENT IN VOL. 1107, PG. 869 F.B.C.D.R.

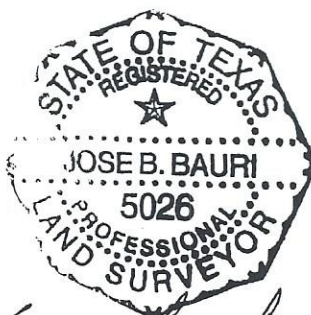
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.
 ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOT: 26		BLOCK: 3	SUBDIVISION: PLANTATION BEND	SECTION: 2
COUNTY: FORT BEND	STATE: TEXAS	RECORDATION: SLIDE NO. 1138/B F.B.C.P.R.	SURVEY: -	SCALE: 1"=20'
PURCHASER: ALLEN J. BAUER & WIFE, BENITA C. BAUER			DRAFTING: 7-06-99/RISSA	KEY MAP: 569 W
ADDRESS: 2227 CYPRESS RUN DRIVE, SUGAR LAND, TEXAS				



ALLTEX
REALTY SERVICES

REAL ESTATE SURVEY DIVISION
 9610 LONGPOINT, SUITE 150
 HOUSTON, TEXAS 77055
 TEL: (713) 468-7707
 FAX: (713) 468-8815



Jose B. Bauri

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

* SUBJECT PROPERTY -IS NOT- LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "X"
 AS PER MAP 4802281
 PANEL 0255 J DATED: 1-03-97

* This information is based on graphic plotting only. We do not assume responsibility for exact determination.

MORT. CO.	RMC VANGUARD
TITLE CO.	STEWART TITLE CO.
G.F. No.	99308885
JOB No.	99-18800
REV. DATE	-