

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

Date: September 30, 2020 GF No. \_\_\_\_\_

Name of Affiant(s): Roddy Harwell,

Address of Affiant: 607 Shadberry Dr, Magnolia, TX 77354-1642

Description of Property: WESTWOOD 03, BLOCK 15, LOT 41  
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 November 3, 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:) 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

Roddy Harwell  
Roddy Harwell



SWORN AND SUBSCRIBED this 30 day of September, 2020

Morgan Gates Daugherty  
Notary Public

GF NO. 0614745476 STARTEX TITLE  
 ADDRESS: 607 SHADBERRY DRIVE  
 MAGNOLIA, TEXAS 77354  
 BORROWER: RODDY HARWELL

### LOT 41, BLOCK 15 WESTWOOD THREE

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET B, SHEET 157A OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0510 G  
 MAP REVISION: 08-18-2014  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.=DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CABINET B, SHEET 157A. M.C.M.R.

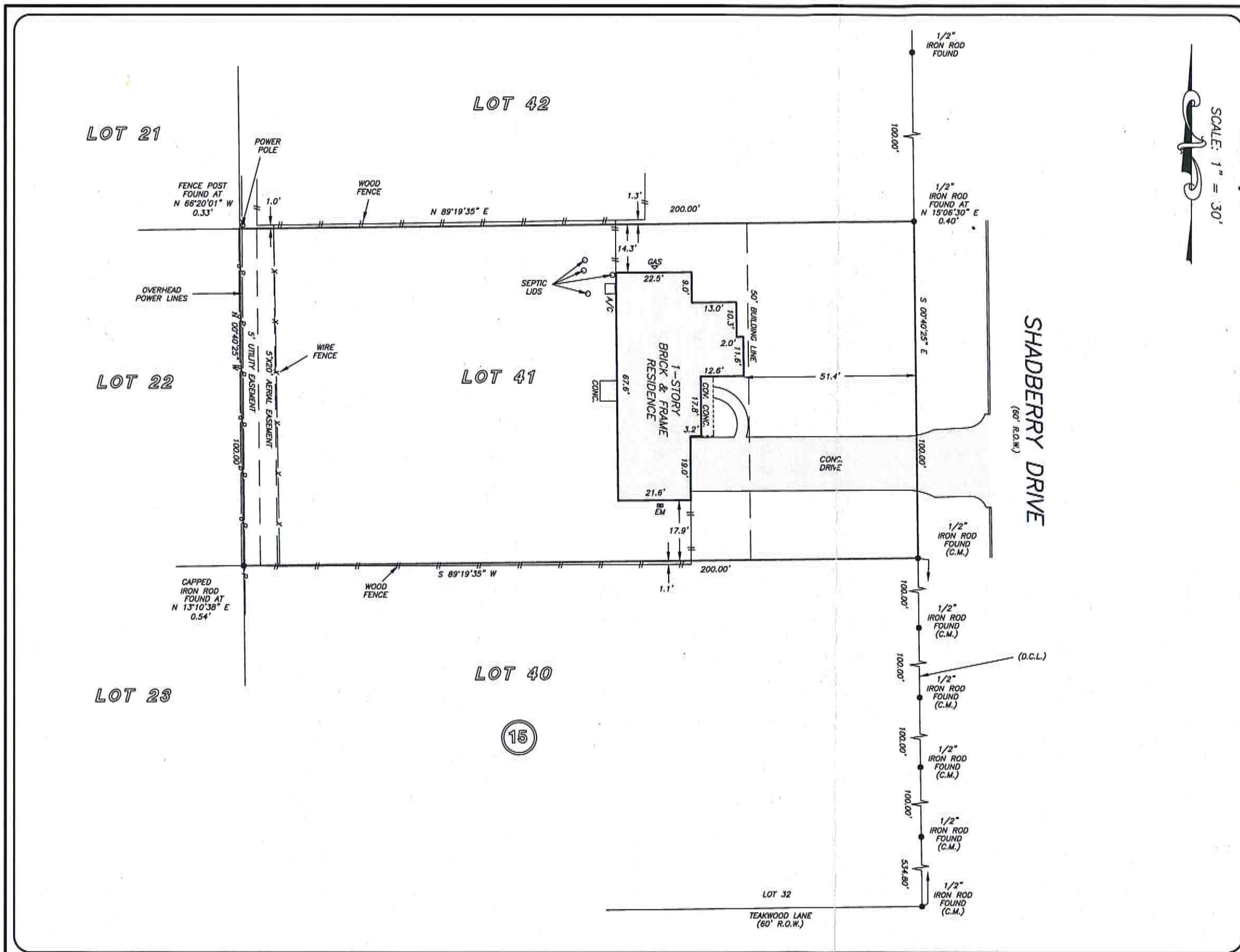
DRAWN BY: VT

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.

GEORGE GALE  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4678  
 JOB NO. 14-10155  
 OCTOBER 17, 2014



SCALE: 1" = 30'



ANN NEWTON  
 832-764-5354



**PRECISION**  
 surveyors

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 www.precisionurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700