

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

Date: 10/08/2020 GF No. _____
Name of Affiant(s): Brandon Cunningham and Ashley Cunningham
Address of Affiant: 217 Amarillo Drive, Magnolia, TX 77354 (Lots 16 & 17, Blk L, Windmill Estates)
Description of Property: 217 Amarillo Drive, Magnolia, TX 77354
County Montgomery County, 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 10/7/2013 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.

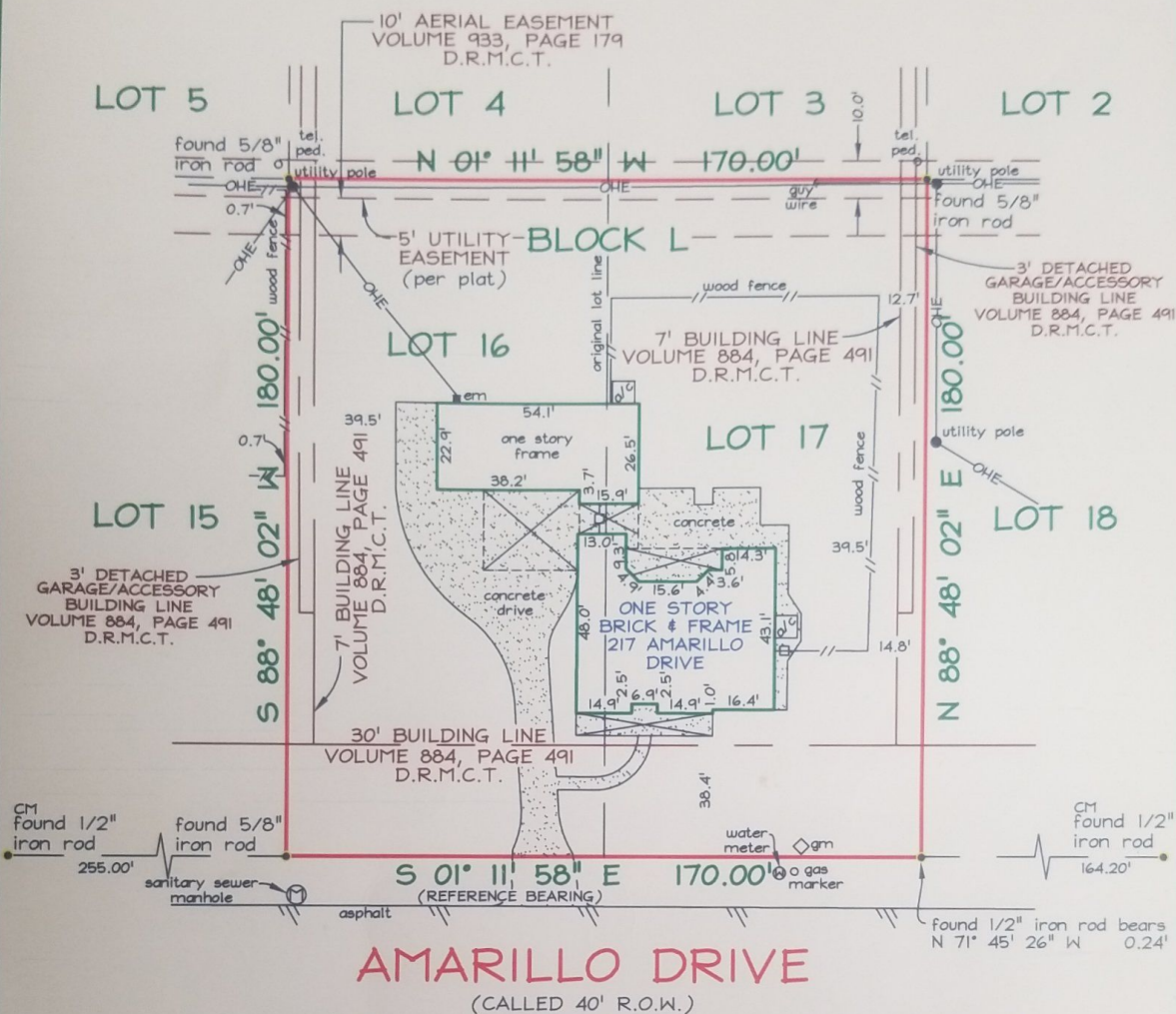
EXCEPT for the following (If None, Insert "None" Below): Expanded Concrete Entry, Driveway & Parking

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.

<i>Brandon Cunningham</i>	dotloop verified 10/08/20 6:43 PM CDT G0PE-AVKH-H6GJ-QVME
<i>Ashley Cunningham</i>	dotloop verified 10/08/20 6:44 PM CDT LKGS-MT2S-2SQ1-RWNI

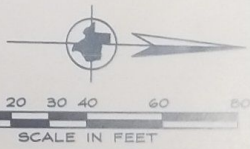
SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

Notary Public
(TXR 1907) 02-01-2010



AMARILLO DRIVE
 (CALLED 40' R.O.W.)

NOTES:
 CM = CONTROLLING MONUMENT.
 BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS,
 RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED
 HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR
 OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
 THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED
 HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 217 AMARILLO DRIVE, and Being Lots 16 and 17, Block L, of Windmill Estates, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 188, (formerly Volume 12, Page 87), of the Map Records of Montgomery County, Texas.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48339C0459 F, dated DECEMBER 19, 1996. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

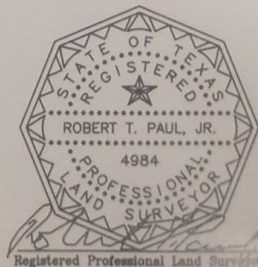
DATE: _____

ACCEPTED BY: _____



DATE: 10/07/13
 FIELD DATE: 10/07/13
 REVISED:

TECH: GL FIELD: MD
 JOB NO: 913-1418



GF NO. FT123-91231344131
 PRATT, AYCOCK & ASSOCIATES

Registered Professional Land Surveyor