

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

Date: 11/13/2020 GF No. 2029105
Name of Affiant(s): Craig and Cheryl Armstrong
Address of Affiant: 6602 Ranch Park Dr, Magnolia, TX 77354
Description of Property: Lot 36, Block 1, Sendera Ranch 01
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 Florida, 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 11/19/2014 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:) Expanded concrete patio in rear slightly and installed an enclosed pergola

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.

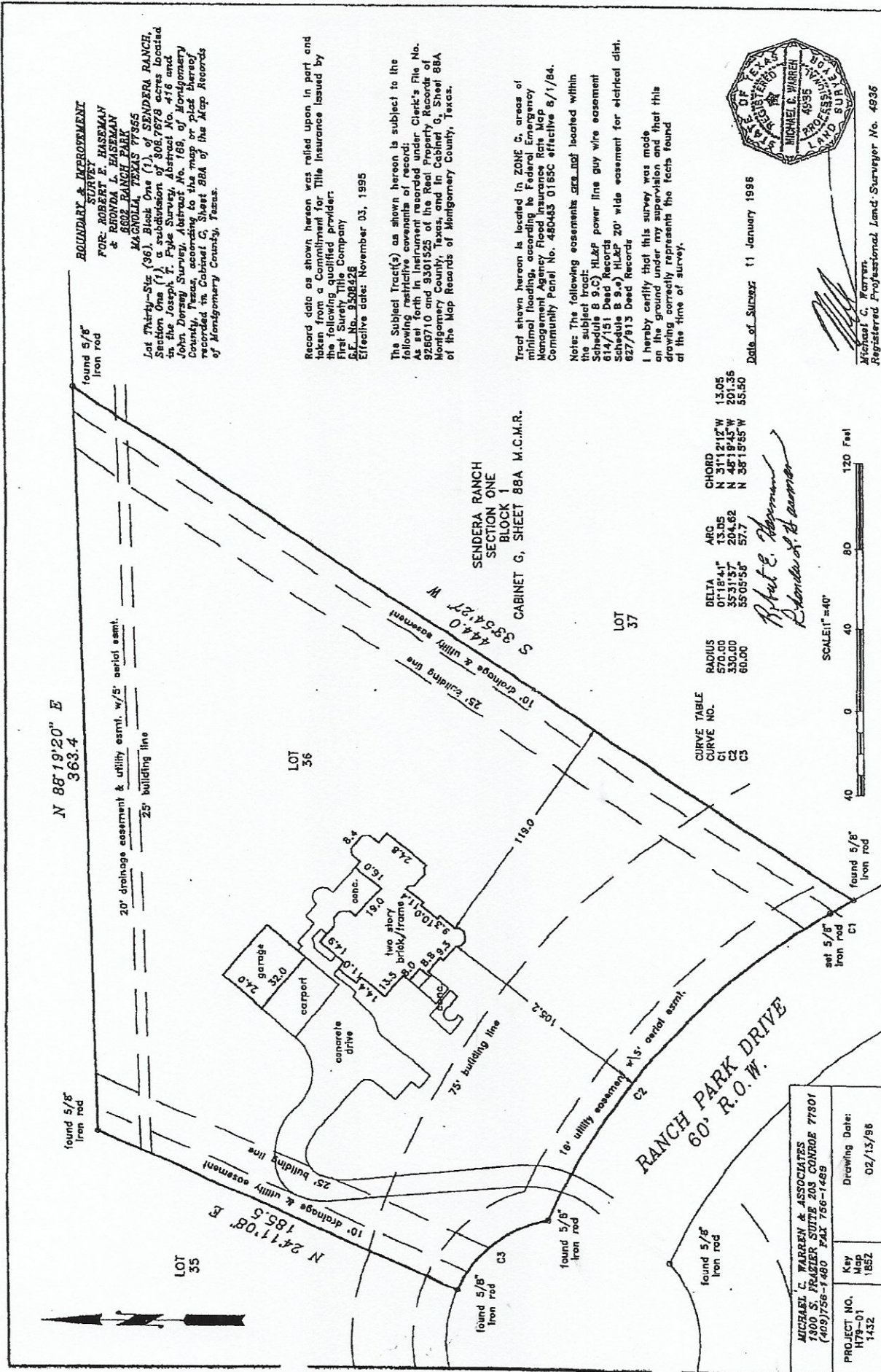
Cheryl L. Ara

SWORN AND SUBSCRIBED this 13 day of November, 2020.

Jymme Kern

Notary Public


Jymme Kern
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG197899
Expires 3/19/2022



BOUNDARY & IMPROVEMENT
 FOR: **ROBERT E. HASKEMAN**
 & **RONALD L. HASKEMAN**
 6003 RANCH PARK
 MACHOLLA, TEXAS 77855

Lot Thirty-Six (36) Block One (1) of SENDRA RANCH, Section One (1) a subdivision of 306.7878 acres located in the Joseph T. Pyle Survey, Abstract No. 416 and John Dorsey Survey, Abstract No. 168, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet C, Sheet 88A of the Map Records of Montgomery County, Texas.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by First Surety Title Company
 P.L. No. 9508426
 Effective date: November 03, 1995

The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record, recorded in the Public Record Clerk's File No. 9508710, and 9301525 of the Real Property Records of Montgomery County, Texas, and in Cabinet G, Sheet 88A of the Map Records of Montgomery County, Texas.

Tract shown hereon is located in ZONE C, areas of minimal flooding, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480443 0165C effective 8/1/84.

Note: The following easements are not located within the subject tract:
 Schedule B 9.C) HL&P power line guy wire easement
 814/151 Deed Records
 Schedule B 9.a) HL&P 20' wide easement for electrical dist.
 827/913 Deed Records

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.



Date of Survey: 11 January 1998

Michael C. Warren
 Registered Professional Land Surveyor No. 4936

Robert E. Haskeman
Ronald L. Haskeman

CURVE TABLE	RADIUS	DELTA	ARC	CHORD
C1	370.00	51°16'41"	33.05	311.2117' W
C2	300.00	55°03'56"	29.462	N 48°18'45" W
C3	60.00	57.7	55.60	N 38°15'55" W



MICHAEL C. WARREN & ASSOCIATES
 400 S. PRATHER SUITE 208 CONROE 77301
 (409) 756-1480 FAX 756-1489

PROJECT NO. 1179-01
 1432

Key Map 1852

Drawing Date: 02/13/98

X. May 2000

X.