

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

Date: 03/01/2021 GF No. _____
Name of Affiant(s): David W Bishop & Dana R Bishop
Address of Affiant: 1013 High Ridge Drive, Friendswood, TX 77546
Description of Property: Lot 7 Blk 1 Lakes of Falcon Ridge Sect 2
County Galveston 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 6/10/2015 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.

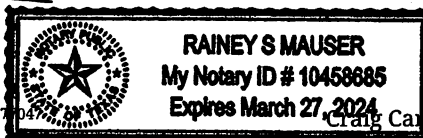
EXCEPT for the following (If None, Insert "None" Below): None

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.

<i>David W Bishop</i>	dotloop verified 03/09/21 8:39 PM CST 7E0D-W02S-UZTHIR9S
<i>Dana R Bishop</i>	dotloop verified 03/09/21 8:47 PM CST YRRP-VF54-GTGF-YXBZ

SWORN AND SUBSCRIBED this 9th day of March 2021.

Rainey S Mauser
Notary Public
(TXR 1907) 02-01-2010



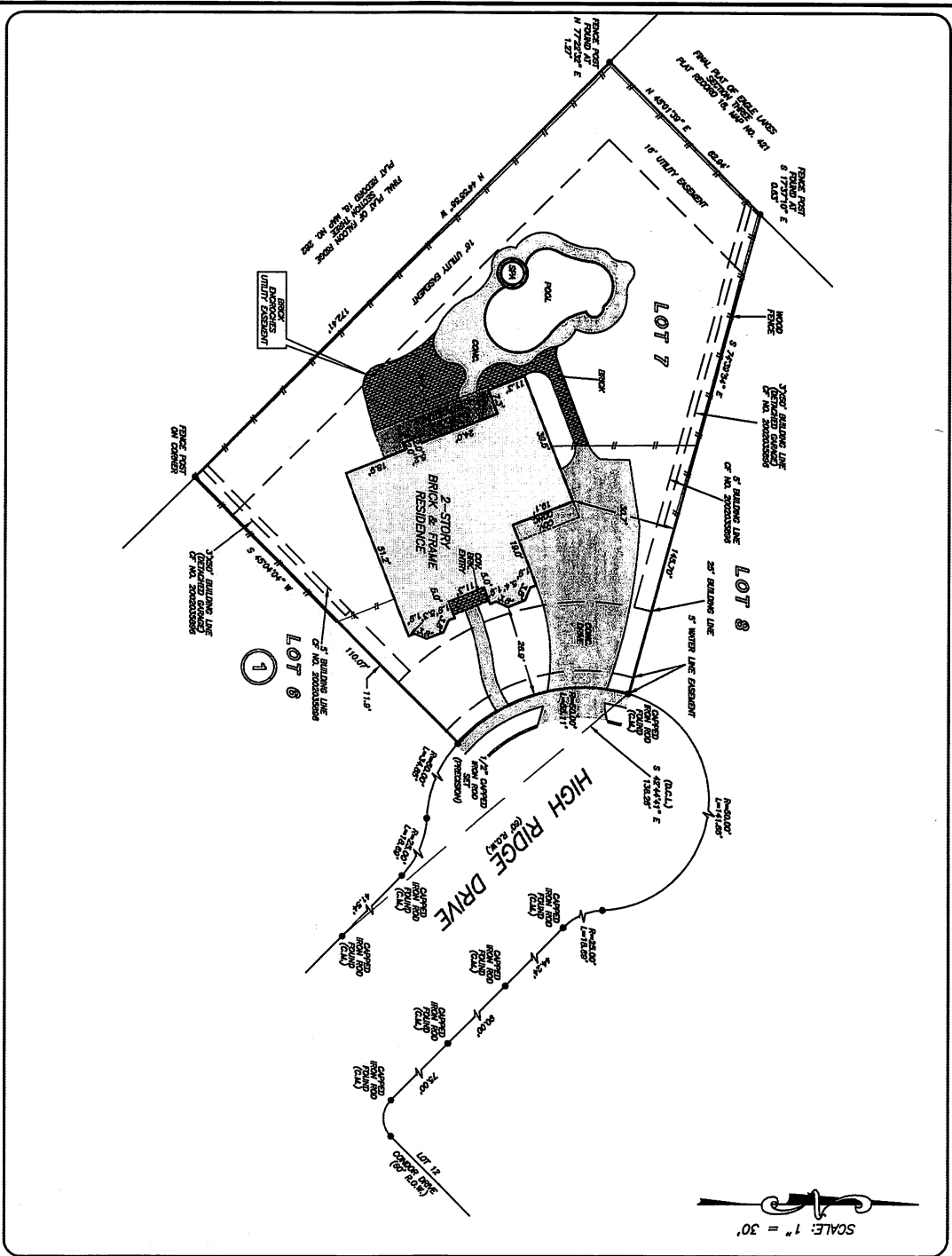


CHICAGO TITLE
SUSAN MAGUIERS
281-903-5773



PRECISION
Surveyors

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530 INDEPENDENCE STREET SUITE 130 IRVINGTON, TEXAS 77039
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FIRM NO. 10063700



LOT 7, BLOCK 1
SECTIONS 2
OF FALCON RIDGE,
ACCORDING TO THE MAP OR PLAN THEREOF RECORDED
IN VOLUME 20054, PAGE 178 OF THE MAP RECORDS
OF GALVESTON COUNTY, TEXAS

OF NO. CTH-FRM-CIT1565387250M CHICAGO TITLE
ADDRESS: 1013 HIGH RIDGE DRIVE
FRIENDSWOOD, TEXAS 77548
BORROWER: DAVID WAYNE BISHOP AND
DANA R. BISHOP



THIS PROPERTY DOES NOT LIE WITHIN THE
ZONING DISTRICT OF THE CITY OF IRVING,
TEXAS. THE PROPERTY IS ZONED R-1.5
BY ORDINANCE 09/22/1989
BASED UPON A VISUAL EXAMINATION OF MAPS
RECORDED IN VOLUME 20054, PAGE 178 OF THE
MAP RECORDS OF GALVESTON COUNTY, TEXAS,
AND BEYOND THE SCOPE OF THIS SURVEY.

A SURVEYOR'S INVESTIGATION WAS CONDUCTED
ON THE DATE OF THIS SURVEY.
DURING THE COURSE OF THIS SURVEY,
THE SURVEYOR OBSERVED THE PROPERTY
AND THE ADJACENT PROPERTIES.
THE SURVEYOR HAS CONDUCTED A
VISUAL EXAMINATION OF THE
PROPERTY AND THE ADJACENT
PROPERTIES.
THE SURVEYOR HAS
OBSERVED THE PROPERTY
AND THE ADJACENT
PROPERTIES.
THE SURVEYOR HAS
OBSERVED THE PROPERTY
AND THE ADJACENT
PROPERTIES.

