

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

Date: 4-26-21

GF No. _____

Name of Affiant(s): Michael Cotner, Jennifer Cotner

Address of Affiant: 156 Buckthorn Acres Dr, Huntsville, TX 77340-2674

Description of Property: BUCKTHORN ACRES, LOT 5.1 (A), ACRES 5.03

County Walker, 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 July 13, 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): Chain Link Fence
Extended Front Patio

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.

Jennifer Cotner
Jennifer Cotner

Michael Cotner
Michael Cotner



SWORN AND SUBSCRIBED this 26 day of April, 2021

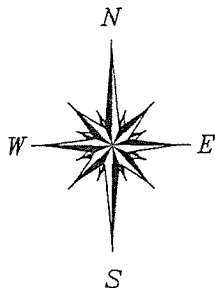
Morgan
Notary Public

TEXAS PROFESSIONAL SURVEYING, LLC.
 3032 N. FRAZIER STREET
 CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448
 FIRM REGISTRATION No. 100834-00

PROJECT NO.
C289-01

Key
Map

DRAWING DATE: 05/21/15
 REVISED: 06/26/15 Bldgs.
 DRAWN BY: CDF



**BUCKTHORN ACRES
 VOL. 1, PG. 56, W.C.P.R.**

**BUCKTHORN
 ACRES DRIVE
 (AKA BUCKTHORN LOOP)**

**BOUNDARY & IMPROVEMENT
 SURVEY**
 FOR: MICHAEL D. COTNER and JENNIFER COTNER
 156 BUCKTHORN ACRES DRIVE
 HUNTSVILLE, TEXAS 77340

BEING Lot 5A of Buckthorn Acres subdivision, situated in the Thomas Roberts Survey, Abstract No. 771, as recorded in Volume 1, Page 56 of the Plat Records of Walker County, Texas.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
 First American Title Ins. Co.
 G.F. No. 2030070-H043
 Effective date: 04/20/15

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

Those recorded in Vol. 322, Pg. 344, W.C.D.R. and Vol. 1, Pg. 56, W.C.P.R.

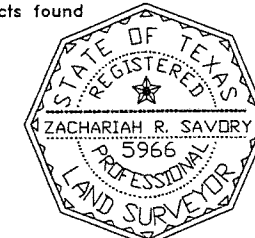
- 1) Easement to S.H.E.C.O., Inc. dated 12/19/05 per Vol. 809, Pg. 839, W.C.O.P.R.2) Right of Way to State of Texas dated 01/12/55 per Vol. 149, Pg. 392, W.C.D.R.
- 3) Easement to S.H.E.C.O., Inc. dated 08/17/04 per Vol. 656, Pg. 239, W.C.O.P.R.
- 4) Easement to S.H.E.C.O., Inc. dated 12/19/05 per Vol. 809, Pg. 839, W.C.O.P.R.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48471C 0425 G, effective 08/16/11.

Information is based on graphic platting only. Surveyor assumes no responsibility for exact determination.

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: 05/19/15 JS



Zachariah R. Savory
 Zachariah R. Savory
 Registered Professional Land Surveyor No. 5966

LEGEND

wm	=	water meter
mh	=	manhole
cbl	=	cable tv box
tel.	=	telephone box
elec.	=	electric box
pp	=	power pole
ea	=	edge of asphalt
rec.	=	record call
B.L.	=	building line
U.E.	=	utility easement
D.E.	=	drainage easement
A.E.	=	aerial easement
W.C.D.R.	=	Walker County Deed Records
W.C.P.R.	=	Walker County Plat Records

*MDC
 JKC*

**SAM HOUSTON
 NATIONAL FOREST**

**LOT
 5B**

**LOT
 5A**

**LOT
 4**

