

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

Date: _____ GF No. _____

Name of Affiant(s): Earl C and Nancy Wilkerson

Address of Affiant: 12852 Point Aquarius Boulevard, Willis, TX 77318

Description of Property: 12852 Point Aquarius Boulevard, Willis, TX 77318

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 2018 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.

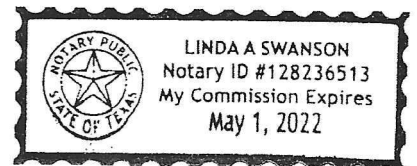
Earl C. Wilkerson
Nancy Wilkerson

SWORN AND SUBSCRIBED this 14th day of April, 2021.

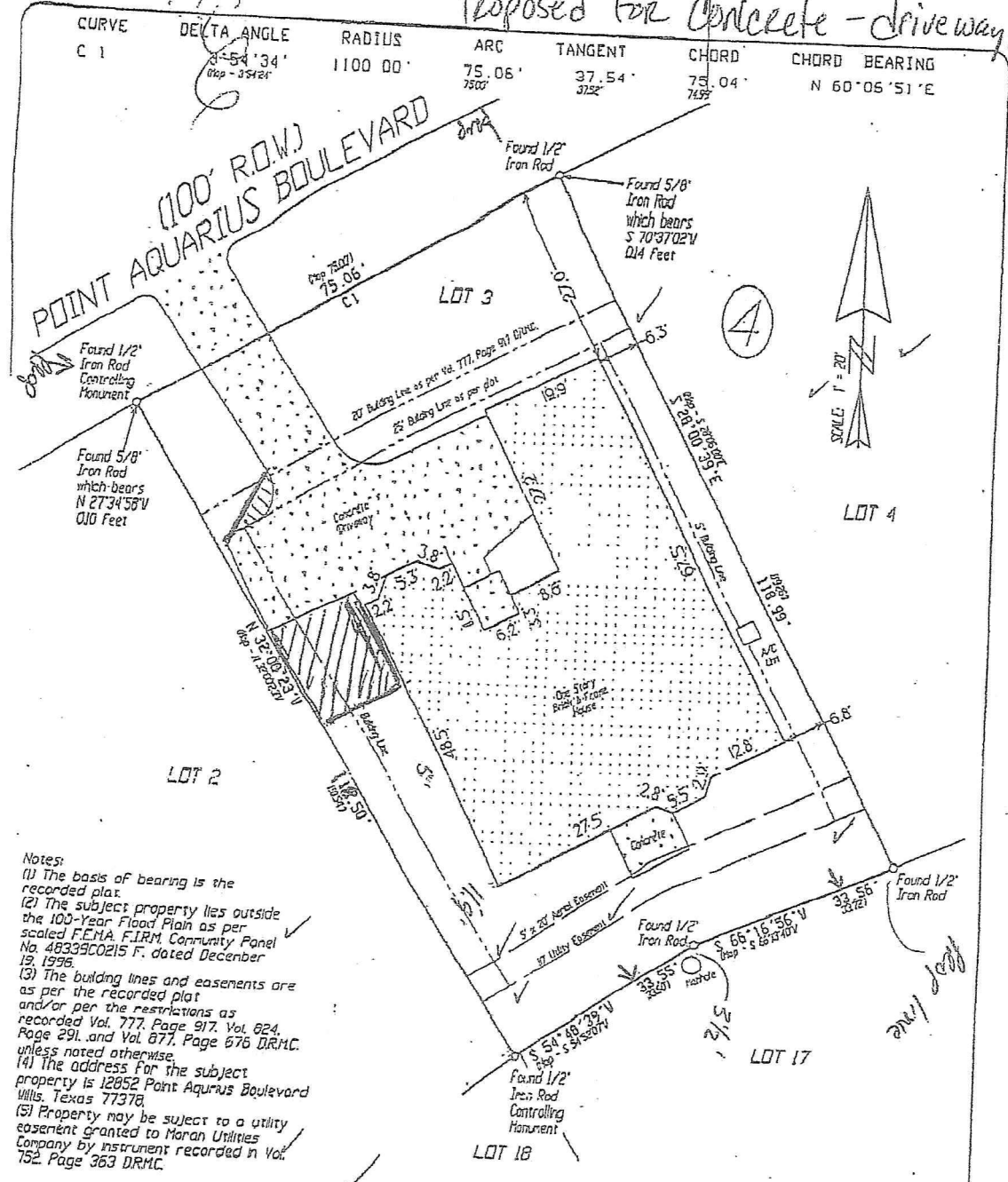
Linda A. Swanson

Notary Public

(TXR 1907) 02-01-2010



Proposed for Concrete - driveway add



- Notes:
- (1) The basis of bearing is the recorded plat.
 - (2) The subject property lies outside the 100-Year Flood Plain as per scaled FEMA FIRI Community Panel No. 48335C0215 F, dated December 19, 1996.
 - (3) The building lines and easements are as per the recorded plat and/or per the restrictions as recorded Vol. 777, Page 917, Vol. 824, Page 291, and Vol. 877, Page 676 DRMC, unless noted otherwise.
 - (4) The address for the subject property is 12852 Point Aquarius Boulevard Mills, Texas 77378.
 - (5) Property may be subject to a utility easement granted to Maran Utilities Company by instrument recorded in Vol. 752, Page 363 DRMC.

Being Lot Three (3), Block Four (4), of POINT AQUARIUS, Section Six (6), a subdivision of 50.6158 acres located in the Timothy Gude Survey, Abstract No. 12, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 72A of the Map Records of Montgomery County, Texas.

Steven E. Laughlin
Steven E. Laughlin
R.P.L.S. # 5178

✓ TO EDDINGS SIGNATURE HOMES, INC AND FIRST SURETY TITLE COMPANY EXCLUSIVELY.
I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I-B, CONDITION III SURVEY. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID ONLY WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF STEVEN E. LAUGHLIN, R.P.L.S. NO 5178.

LAUGHLIN SURVEYING, INC.

1300 SOUTH FRAZIER, SUITE 301, CONROE, TEXAS, 77301
Tel. (936) 788-2244
Fax (936) 788-2240

REVISED June 26, 2001 - To Show Form
REVISED October 5, 2001 - To Show Final - NG ✓

Date March 09, 2001	Job # 01-0111
GF No. 2002247	

Laughlin