

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

Date: May 28, 2021

GF No. \_\_\_\_\_

Name of Affiant(s): Debra Crawford

Address of Affiant: 13528 N Lee Shore Drive, Willis, TX 77318

Description of Property: Shadow Bay 01, Block 10, Lot 86,87-A

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 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 16, 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): 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.

Debra Crawford  
Notary Public



SWORN AND SUBSCRIBED this 28th day of May, 2021.

(TXR-1907) 02-01-2010



PEGGY HAGER  
Chicago Title Insurance Company



936-441-1411

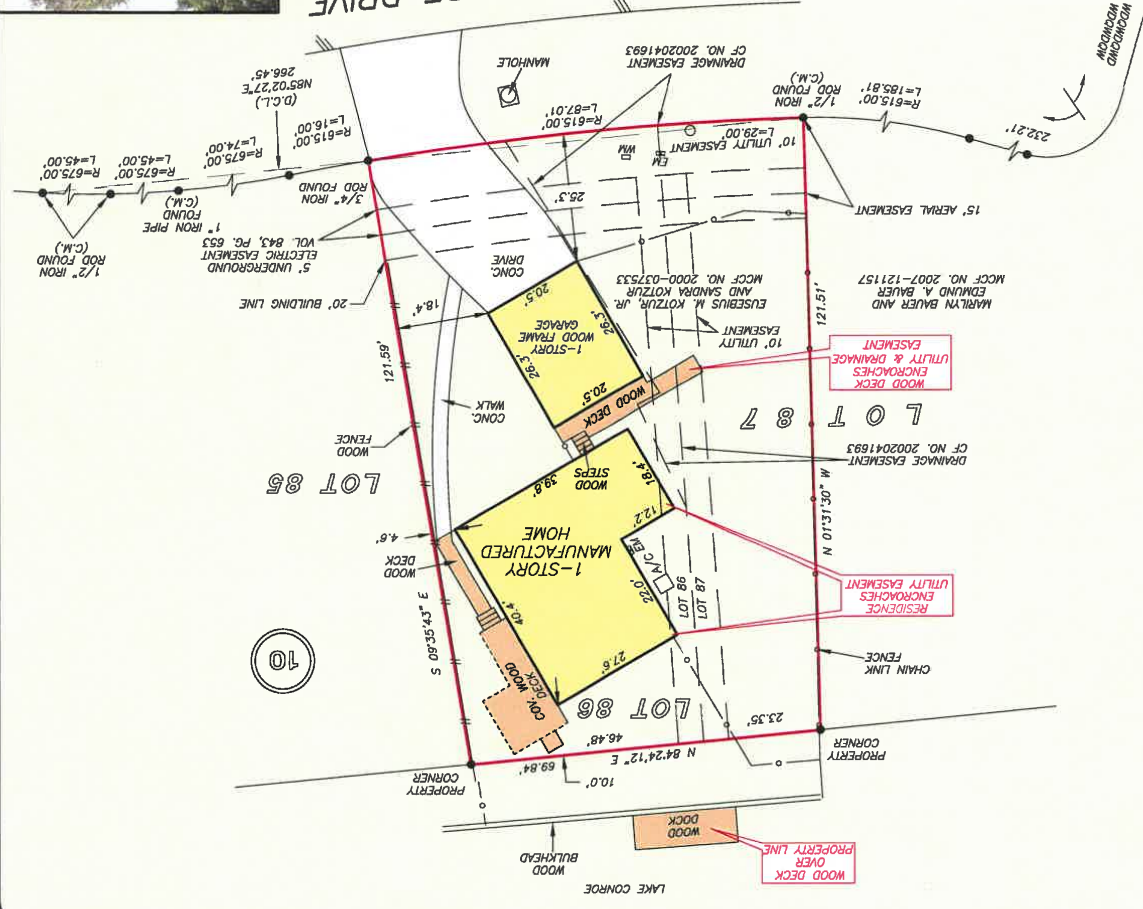
D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: CABINET C, SHEET 172A, MCMR  
A SURFACE INVESTIGATION  
BEYOND THE SCOPE OF THIS SURVEY  
ZONING X  
DETERMINATION WITHOUT DETAILED FIELD STUDY  
BASED ONLY ON VISUAL EXAMINATION OF MAPS  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
Determination without detailed field study  
MAP REVISION: 12/19/1996  
PANEL NO. 48390 205 F  
100 YEAR FLOOD PLAIN AS PER FIRM  
THIS PROPERTY DOES NOT LIE WITHIN THE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCUMBRANCES APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCE TO THIS COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.  
PROFESSIONAL LAND SURVEYOR  
NO. 4878  
JOB NO. 14-06746  
JULY 16, 2014



NOTE: 15' ABOVE GROUND AERIAL EASEMENT  
ADJACENT TO ALL UTILITY EASEMENTS.

NORTH LEE SHORE DRIVE  
(PLATED AS LESHORE DRIVE)  
(60' R.O.W.)



LOT 86 AND THE EAST 1/2 OF  
LOT 87, BLOCK 10  
REPLAT OF SHADOW BAY, SECTION 1  
A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN CABINET C, SHEET 172A OF THE MAP RECORDS  
OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 30'

GF NO. CTH-CO-C114638655PH CHICAGO TITLE  
ADDRESS: 13528 NORTH LEE SHORE DRIVE  
WILLIS, TEXAS 77318  
BORROWER: DAVID CRAWFORD AND  
DEBRA CRAWFORD