

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

Date: September 14, 2020 GF No. _____

Name of Affiant(s): Meagan Anthony, John Anthony

Address of Affiant: 611 Mesquite Dr, Magnolia, TX 77354-4875

Description of Property: WESTWOOD, SECTION 03, BLOCK 16, LOT 42
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 January 28, 2013 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.

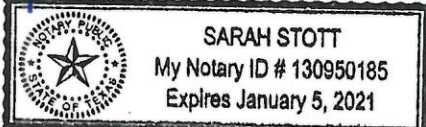
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Meagan Anthony
Meagan Anthony

John Anthony
John Anthony

SWORN AND SUBSCRIBED this 14th day of September, 2020

Notary Public



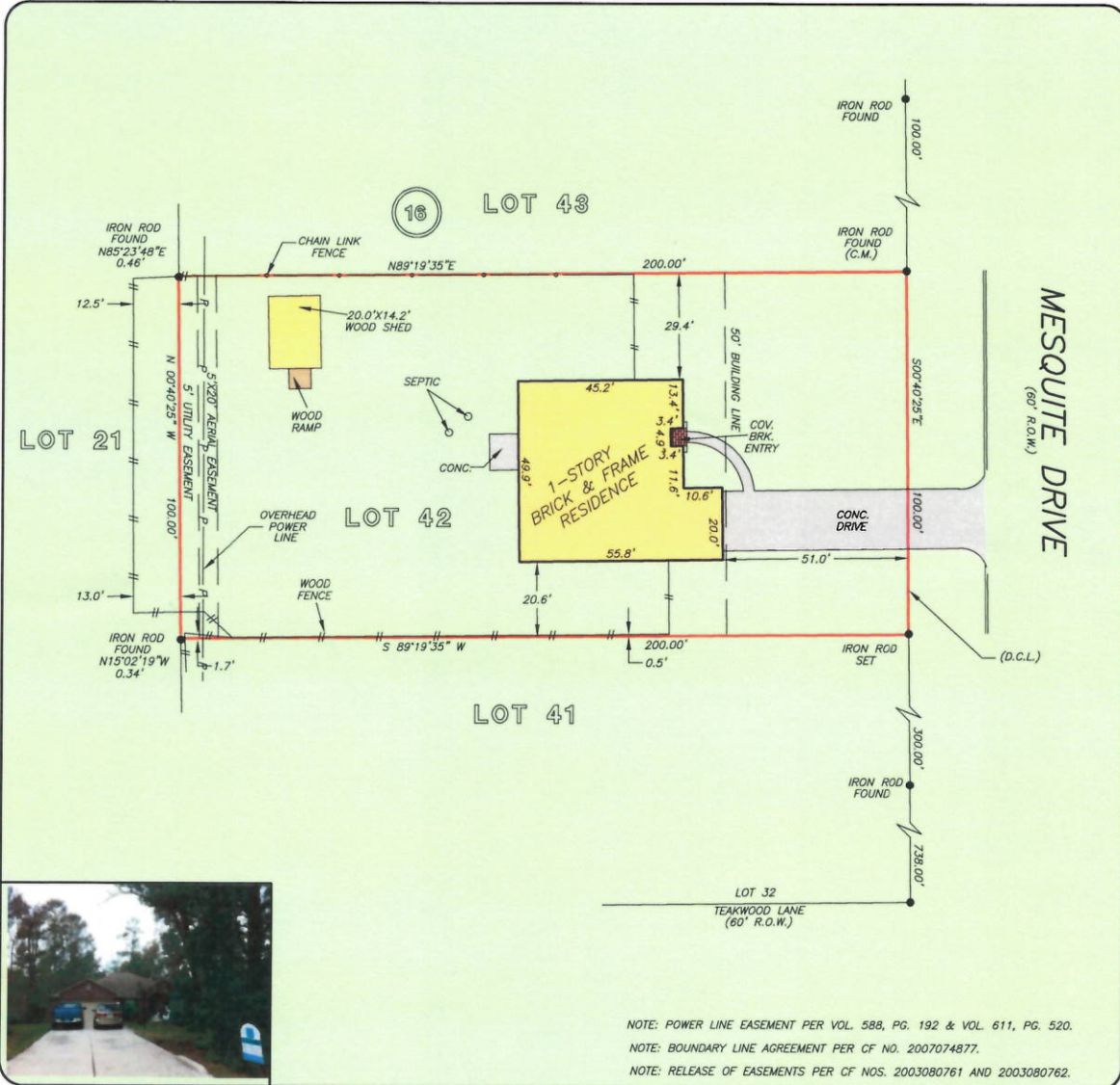
(TXR-1907) 02-01-2010

GF NO. 1771673-HQ40 FIRST AMERICAN TITLE
 ADDRESS: 611 MESQUITE DRIVE
 MAGNOLIA, TEXAS 77354
 BORROWER: JOHN ANTHONY AND
 MEAGAN ANTHONY

LOT 42, BLOCK 16 WESTWOOD, SECTION 3

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET "B", SHEET 157A OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 40'



NOTE: POWER LINE EASEMENT PER VOL. 588, PG. 192 & VOL. 611, PG. 520.
 NOTE: BOUNDARY LINE AGREEMENT PER CF NO. 2007074877.
 NOTE: RELEASE OF EASEMENTS PER CF NOS. 2003080761 AND 2003080762.

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0510 F
 MAP REVISION: 12/19/96
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CABINET B, SHEET 157A M.C.M.R.

DRAWN BY: MM

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
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
 PROFESSIONAL LAND SURVEYOR
 NO. 5868
 JOB NO. 12-13961
 JANUARY 02, 2013

