

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

Date: April 22, 2022

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

Name of Affiant(s): Liane Murphy

Address of Affiant: 121 & 123 Bolero Way; Huntsville, TX 77340

Description of Property: Ranch At Sam Houston, Block 1, Lot 11  
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.

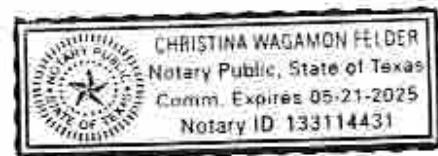
4. To the best of our actual knowledge and belief, since November 16, 2004 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replatting, 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.

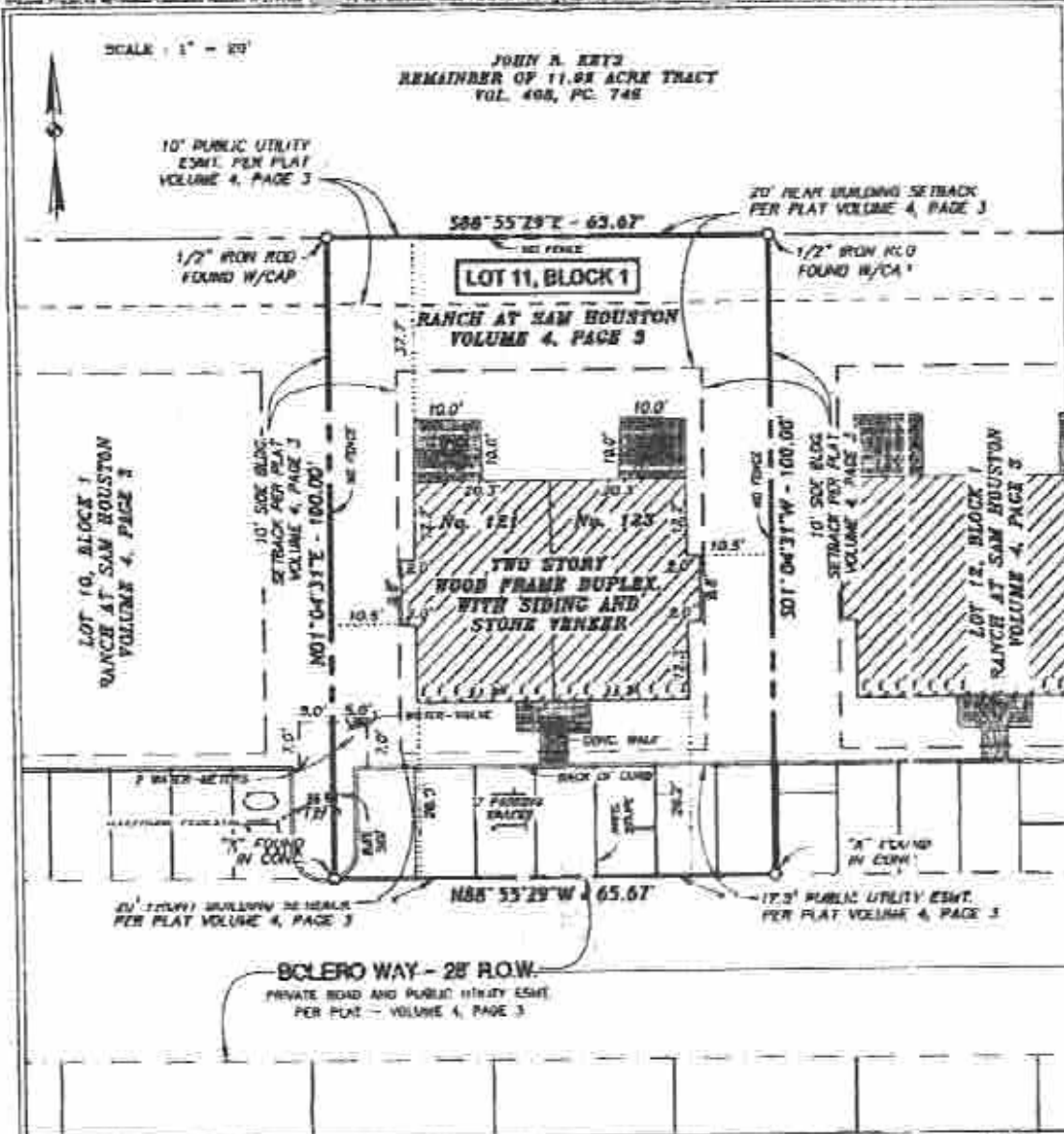
*Liane Murphy*  
Liane Murphy



SWORN AND SUBSCRIBED this 22nd day of April, 2022

*Christina Wagamon Felder*  
Notary Public  
Christina Wagamon Felder  
(TXR-1907) 02-01-2010

Maped Property Information Volume 4-279-30 11/22/04 From The City of Huntsville, Texas, Volume 4, Page 3



**NOTES:**

1. BASIS OF BEARINGS IS THE MORNMENTED NORTH SIGHT OF WAY LINE OF BOLERO WAY ACCORDING TO THE PLAT OF THE RANCH AT SAM HOUSTON RECORDED IN VOLUME 4, PAGE 3 OF THE MAP RECORDS OF WALKER COUNTY, TEXAS. RECORD BEARING: N 88°55'29" W.
2. CURRENT TITLE APPEARS TO BE VESTED IN RSNV No. 1, LTD.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR WALKER COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY-PANEL NO. 480639 0108 C. EFFECTIVE DATE: MAY 7, 2001.
4. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY WALKER COUNTY TITLE COMPANY, OF No. 24091011, EFFECTIVE DATE: AUGUST 30, 2004, TO WHI THE FOLLOWING COMMENTS IN SCHEDULE "B" OF SAID COMMITMENT:
  - a.) 10' CITY OF HUNTSVILLE SEWER EASEMENT, VOLUME 239, PAGE 488. THIS EASEMENT IS LOCATED AT THE SOUTHEAST CORNER OF THE SUBDIVISION IN THE COMMON AREA 1 - 1.02 ACRES, WHICH LIES APPROXIMATELY 400' SOUTHWEST OF THE SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
  - b.) 20' CITY OF HUNTSVILLE DRAINAGE EASEMENT, VOLUME 410, PAGE 607. THIS EASEMENT IS LOCATED AT THE NORTH EAST CORNER OF THE SUBDIVISION IN THE COMMON AREA 1 - 1.02 ACRES, WHICH LIES APPROXIMATELY 400' SOUTHWEST OF THE SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 121 & 123 Bolero Way, in the City of Huntsville, Texas, described as follows: LOT ELEVEN (11), BLOCK ONE (1), OF THE RANCH AT SAM HOUSTON, a 66 unit townhome/duplex unit development out of 10.88 acres in the Malcolm Johnson Survey, A-299, City of Huntsville, Walker County, Texas according to the map or plat thereof recorded in Volume 4, Page 3, of the Map Records of Walker County, Texas.

The plat herein is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. The size, location, and type of buildings and improvements being within the boundaries of the property, and set back from property lines the distances indicated. The distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts, or protrusions, except as noted.

DATE: November 16, 2004

*S.M. Kling*  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3003  
 STATE OF TEXAS

