

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

Date: 7/19/2022 GF No. _____
Name of Affiant(s): Holly Darby
Address of Affiant: 990 Dove Landing, College Station, TX 77845
Description of Property: single family home
County Brazos, 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 3/31/2021 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.

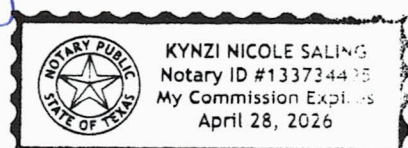
EXCEPT for the following (If None, Insert "None" Below): pergola added to patio slab.

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.

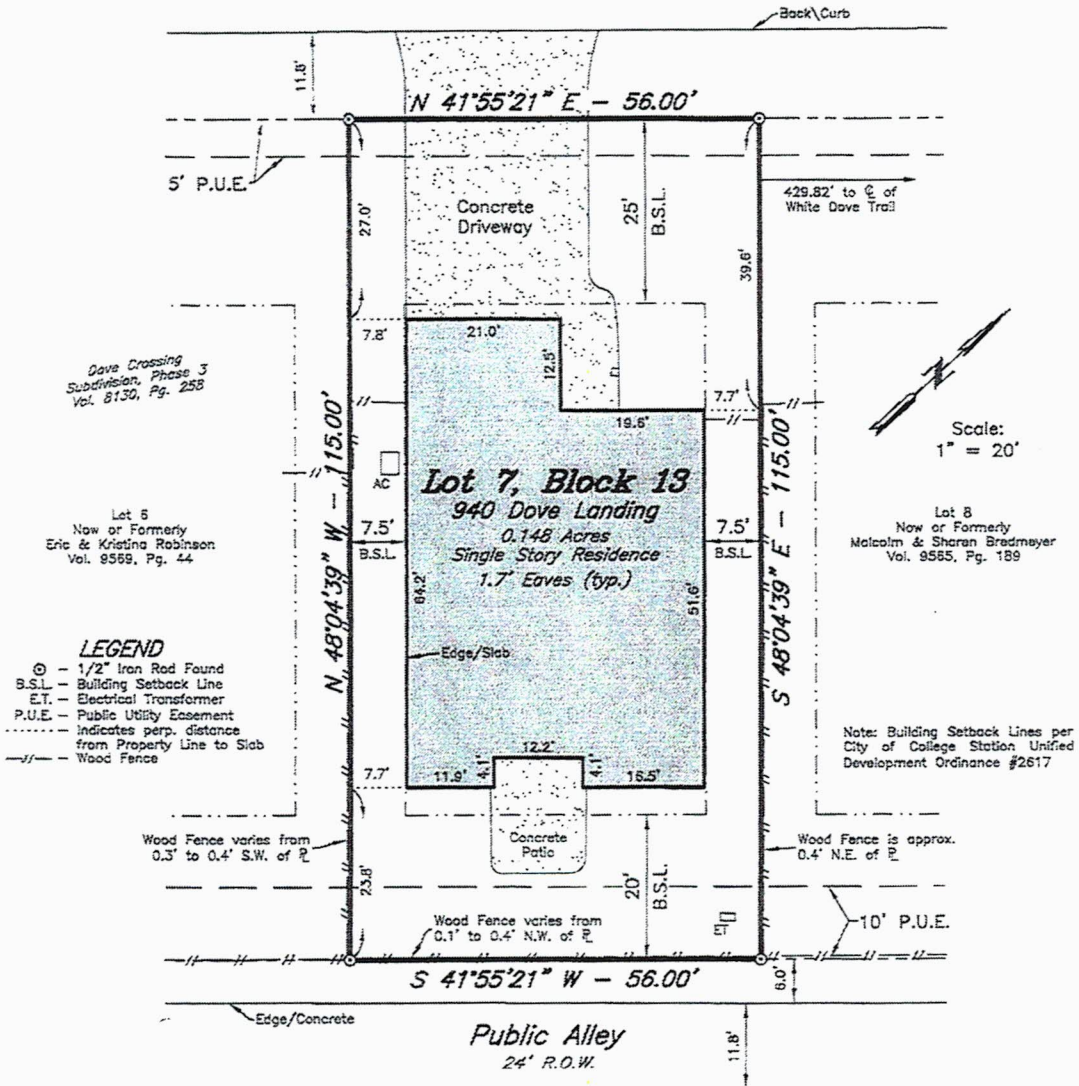
Hmb

SWORN AND SUBSCRIBED this 22 day of July, 2022.

Kynzi Nicole Salinger
Notary Public
(TXR 1907) 02-01-2010



Dove Landing Ave.
 50' R.O.W. ~ 27' Asph. Pvmnt.
 Vol. 8605, Pg. 224



NOTE: 1. According to the Title Commitment identified below, this property is subject to the following Restrictive Covenants recorded in Volume 8028, Page 150, Volume 8418, Page 1 and 9361, Page 135, all of the Official Records of Brazos County, Texas,
 2. Survey is valid only if print has original seal and signature of Surveyor in red ink.
 3. The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 8605, Page 224, Official Records of Brazos County, Texas.

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Seven (7), Block Thirteen (13), DOVE CROSSING SUBDIVISION, PHASE 8, an addition to the City of College Station, Texas, according to plat recorded in Volume 8605, Page 224, Official Records of Brazos County, Texas.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on April 29, 2010. There are no visible encroachments other than those shown hereon. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Revised Map Number 48041C0201 D, effective February 9, 2000, this property is located in an "Other Areas Zone X" determined to be outside the 100-year floodplain.

Proposed Borrower: MAT D. DUERDEN and wife, CHENAE DUERDEN

This survey was prepared with the assistance of BRAZOS COUNTY ABSTRACT COMPANY Title Commitment GF #: 149332, effective April 19, 2010.

(Handwritten signatures of Mat D. Duerden and Chenae Duerden)

