

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

Date: 9/8/22 GF No. \_\_\_\_\_

Name of Affiant(s): Jason Lee Floyd, Kelsey Bohling Floyd

Address of Affiant: 4108 Bedford Dr., Bryan, TX 77802

Description of Property: WINDOVER EAST PH 4, BLOCK 6, LOT 19

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 January 27, 1993 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.

[Signature]  
\_\_\_\_\_  
Jason Lee Floyd

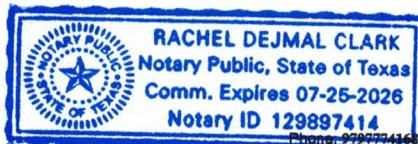
[Signature]  
\_\_\_\_\_  
Kelsey Bohling Floyd

SWORN AND SUBSCRIBED this 8th day of September, 2022

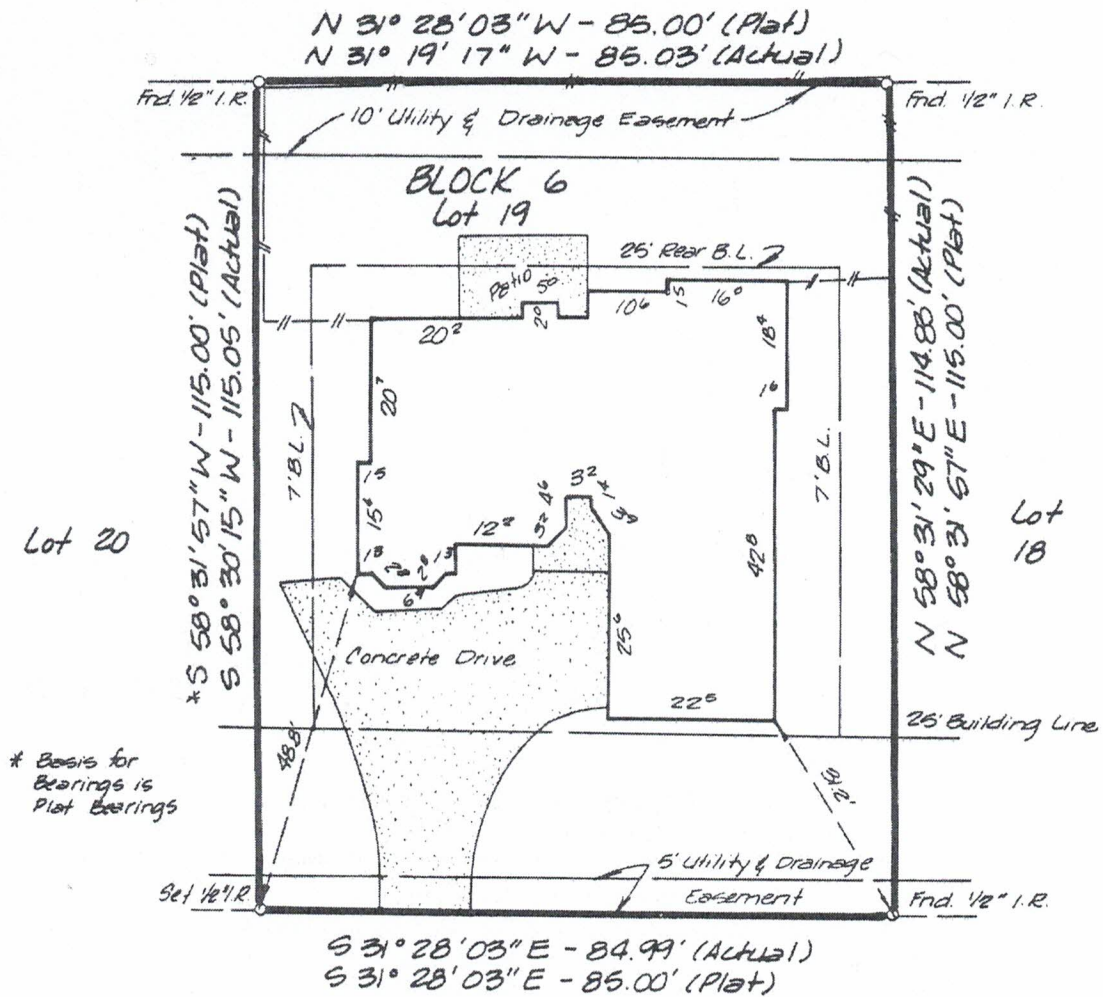
[Signature]  
\_\_\_\_\_  
Notary Public

Rachel Dejmal Clark

(TXR-1907) 02-01-2010



Scale: 1" = 20'



\* Basis for Bearings is Plat Bearings

## 4108 BEDFORD DRIVE

Map Number  
 48041C042C  
 Effective Date  
 July 2, 1992

Kenneth Ronald Arrington et ux Sandra G.

Lot 19, Block 6 of the WINDOVER EAST FOURTH INSTALLMENT to the City of Bryan, Brazos County, Texas according to the plat recorded in Volume 591 Page 855 of the Deed ~~Records~~ Records of Brazos County, Texas

I, Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on January 27, 1993. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property except as shown on this property which is not in 100-year flood hazard area as established by the U.S. Army Corps of Engineers.

