## T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (May be Modified as Appropriate for Commercial Transactions)

GF No.: 22114604CY

Name of Affiant(s):		of Affiant(s):	Scarlett Snell and Brandon Snell	
Address of Affiant: 25518			25518 Decker Prairie Rosehill Road, Magnolia, Tx, 77355	
De	escri	otion of Propert	y: A0013 - Edwards John H, TRACT 15-F, ACRES 2.004	
Co	unty	Montgomer	y, Texas	
			sed herein is the Title Insurance Company whose policy of title insurance is issued in ements contained herein.	
		me, the unders sworn, stated:	signed notary for the State of Texas personally appeared Affiant(s) who after by me	
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 had 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, the current transaction is a sale, may request a similar amendment to the area and boundar 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 Fcb. 20th 2019 there have been no			
	a.	construction pools or other	projects such as new structures, additional buildings, rooms, garages, swimming permanent improvements or fixtures;	
	b.	changes in the	e location of boundary fences or boundary walls;	
	C.	construction p	rojects on immediately adjoining property(ies) which encroach on the Property;	
	d.		replattings, easement grants and/or easement dedications (such as a utility line) by cting the Property.	
EX <b>No</b>		T for the follow	ring (If None, Insert "None" Below:)	
5.	We understand that Title Company is relying on the truthfulness of the statements made in thi affidavit to provide the area and boundary coverage and upon the evidence of the existing reaproperty 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.

Date: September 21st, 2022

S-14 2.10	
Scarlett Snell	
SWORMAND SUBSCRIBED this 2187 day	· Seletinopel ~ 22
SWURNIAND SUBSCRIBED this / day	of 30 1 1 1/11 1/2/04
Notary Public	HALEY CHEYENNE GREEN
	Notary Public, State of Texas Comm. Expires 05-12-2023 Notary ID 130223505

Lutt Su Soll 7-2-2020 NOTES:
1) LOCALICHIS AND BUILDING LINES ARE BY RECORDED PLAT LINELSS OTHERWISE NOTES
2) APPAIENT EMERGACINGHT OF 30° BUILDING LINE ALDING WEST LINE OF REDIETRY LINE. THOMAS JAMES 177 ACRE SURVEY, ADSTRACT NO. 290 LEAGUE SURVEY, ABSTRACT NO. 13 HOIC: PROPERTY SUBJICT TO TERMS,
COMMINGNES, AND EXECUTIVE
COMMINGNESS AND EXECUTION
COMMINGNESS AND EXECUTION
VOL. 983, PG. 814, VOL. 987, PG. 770,
VOL. 377, PG. 200, VOL. 803, PG. 82 HOTE: BEARINGS SHOWN ARE BASED HAD BY TEXAS SOUTH CENTRAL ZON AND JOSEPHINE BRIDGES
VOL 1141, PG. 433 C.C. FILE NO. \$142072 S 04'01'41" E 545.11 DECKER PRAIRIE-ROSEHILL ROAD APPROXIMATE LOCADEM VOL. 953, PG. 814 87,660 SQ. FT. 201 ACRES 21.48 W C.C. FILE NO. BOXSSIT AOT 367 65 811 MARIA 30' BL 963, PG. 814 VOL 07 ADDED TW N 04'09'37" W HO FOUNDATION C.C. FILE NO. 2006-096131 48339006750 this property does lie in Zone X ) CBG F 214-38-345 P CBG F 214-38-345 F 214-38-3216 F 214-38-3216 F 214-38-3216 F 214-38-3216 Baing a tract of land situated in the John H. Edwards One League Survey, Abstract No. 1 banigamery County, Texas, same baing that tract of land conveyed to Haddoore Cuence, and dead recorded in County Cierk file No. 2014 THENCE South 04 degrees 01 minute 41 seconds East, along the West line of sold Bridges tract, passing at a distance of 2.30 feet at 1 linch Iron pipe, and continuing for a total distance of 34.51.1 feet to a 1/2 linch Iron nod found for corner, sold carrier bring the Southwest corner of sold Bridges tract, some bring the Northwest corner for a tract of the corner bring the Monthwest corner for a tract of the corner bring the Monthwest corner for a tract of the County Clark File No. 9142072, Real Property Records of Montgomery County, Texas, and being the Northwest corner of a tract of land conveyed to Carrol Robert Johnson, by deed recorded in County Clark File No. 8035537, Real Property Records of Montgomery County, Texas; BECINNING at a point for exmer, and comer being the supriment corner of their freet of land conveys. So Breaf Record in Supriment Bridges, by Jeast greated in Volume to Conveys. So Breaf Record in Suprimens phoney. Trees and lying along the South line of Decker Period. See the Supriment Supri 25518 Decker Prairie-Rosehill Road THENCE North 86 degrees 21 minutes 48 seconds West, along the North line of sold behaven frect, passing at a distance of 39.24 feet to a 1/2 feet from rad format online for reference and continuing a loid distance of 16.500 feet to a 1/2 feet from rad found for corner, sold connected being the Southeast corner of a frect of land conveyed to Ganetic C. Cornellius, on unparted women, by deed rescribed in County Clerk File No. 2008–096131, Real Property Records of Montgomery County, Texas; The undersigned Registered Professional Land Surveyor Bryan Cannolly hereby carellies to the client, (c) this survey and the property description as at faith herean were propored from an actual an-the-graund survey; (b) such survey was conducted by the Surveyor, or under his direction, (c) all monuments shown hereon actually wasted on the date of the survey; and the location, size and/por for all proposes. Should be accordedly shown; the oil his survey limby points and/or for all proposes. Should be the survey of the point of the proposes. Should be survey and the point of the proposes. Should be survey and the point of the proposes. The point hereon is the propose of the proposes. The point hereon is the property that according to the property of the proposes. Shown, all improvements are included to be also should be the building of the property of THENCE North 04 dagrees 09 minutes 37 seconds West, along the East line of sold Cornellus tract, a distance of \$23.15 feet to a 1/2 Inch from rod found for corner, sold corner being the Northeast corner of sold Cornellus fract and lying along the along mentioned South line of Decker Proirie-Rasshill Road; PIRINCE North 85 degrees 39 minutes 11 seconds East, clong sold South line of Decker Proirier-Reashill Rood, a distance of 164,73 feet to the POINT OF BEGINNING and containing 87,865 square feet or 2.01 acres of land. Executed this 12th day of JUNE, 2020 Bryon Connolly Registered Professional Land Surveyor No. 5513 (Sumally JA/WARIA JOHN H. EDWARDS ONE LEAGUE SURVEY, ABSTRACT NO. 13 SURVEYOR'S CERTIFICATE METES 25518 DECKER PRAIRIE-ROSEHILL ROAD MONTGOMERY COUNTY, TEXAS AND BOUNDS

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