

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

Date: 2-28-23 GF No. _____

Name of Affiant(s): Shannon Ford and Laurie H Ford

Address of Affiant: 694 Private Road 6350, Dayton, TX 77535

Description of Property: Oaks of Trinity Lot 34 and 35, Blk 3, Sec 1, Acres 3.257

County Liberty, 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 Sept. 14th, 2017 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:): Added on to the shop. Doubled its size. *SR* *LF*

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.

SR

LF

SWORN AND SUBSCRIBED this 28 day of February, 2023.

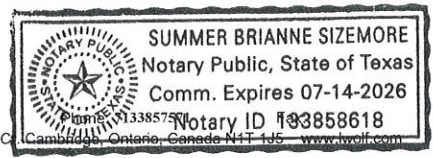
SR

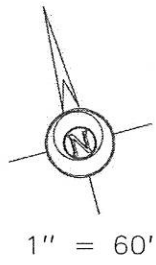
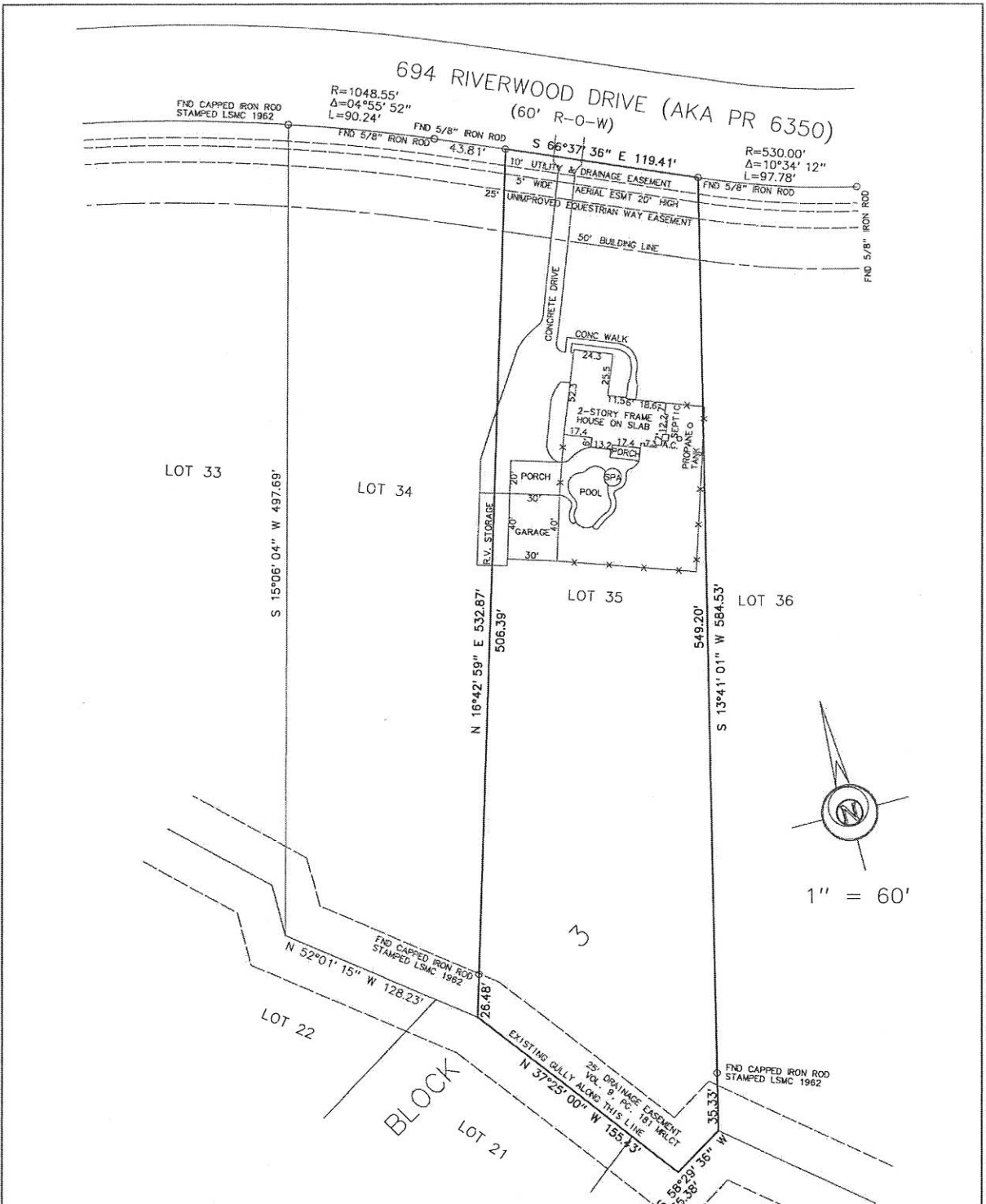
Notary Public

(TXR-1907) 02-01-2010

Texas Diamond Realty, 306 Main St. Dayton TX 77535
Cheryl Schmidt

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson C.





SURVEY MAP SHOWING BOUNDARIES AND IMPROVEMENTS ON LOT THIRTY FIVE (35), BLOCK THREE (3), SECTION ONE (1), OF OAKS OF TRINITY, A SUBDIVISION IN THE BEASLEY PRUITT SURVEY, ABSTRACT 67, LIBERTY COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 181, MAP RECORDS, LIBERTY COUNTY, TEXAS.

This survey was made on the ground on September 14, 2017, under my supervision, and conforms to the Texas Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Professional Land Surveying.

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
 Gormly Surveying, Inc. Firm# 10095700
 P. O. Box 862, Aivin, Texas 77512-0862 Phone (281) 331-0883

SOURCE OF BEARING BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AS COMPUTED FROM GPS OBSERVATIONS.

Chad A. Gormly has not performed an Abstract of Title on the above surveyed property.

