

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

Date: May 7, 2023

GF No. _____

Name of Affiant(s): Kendall Prinz, Lynn Prinz

Address of Affiant: _____

Description of Property: Lot 58 Oak Hill Acres, Section 8

County Washington, 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.");
Owner

2. We are familiar with the property and the improvements located on the Property.

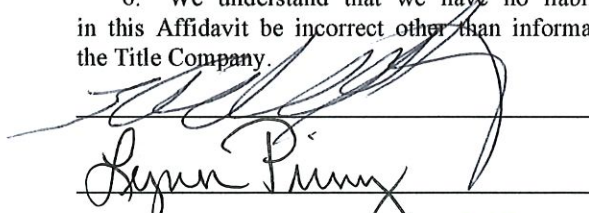
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 August 23, 2018 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, replatings, 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.



Lynn Prinz



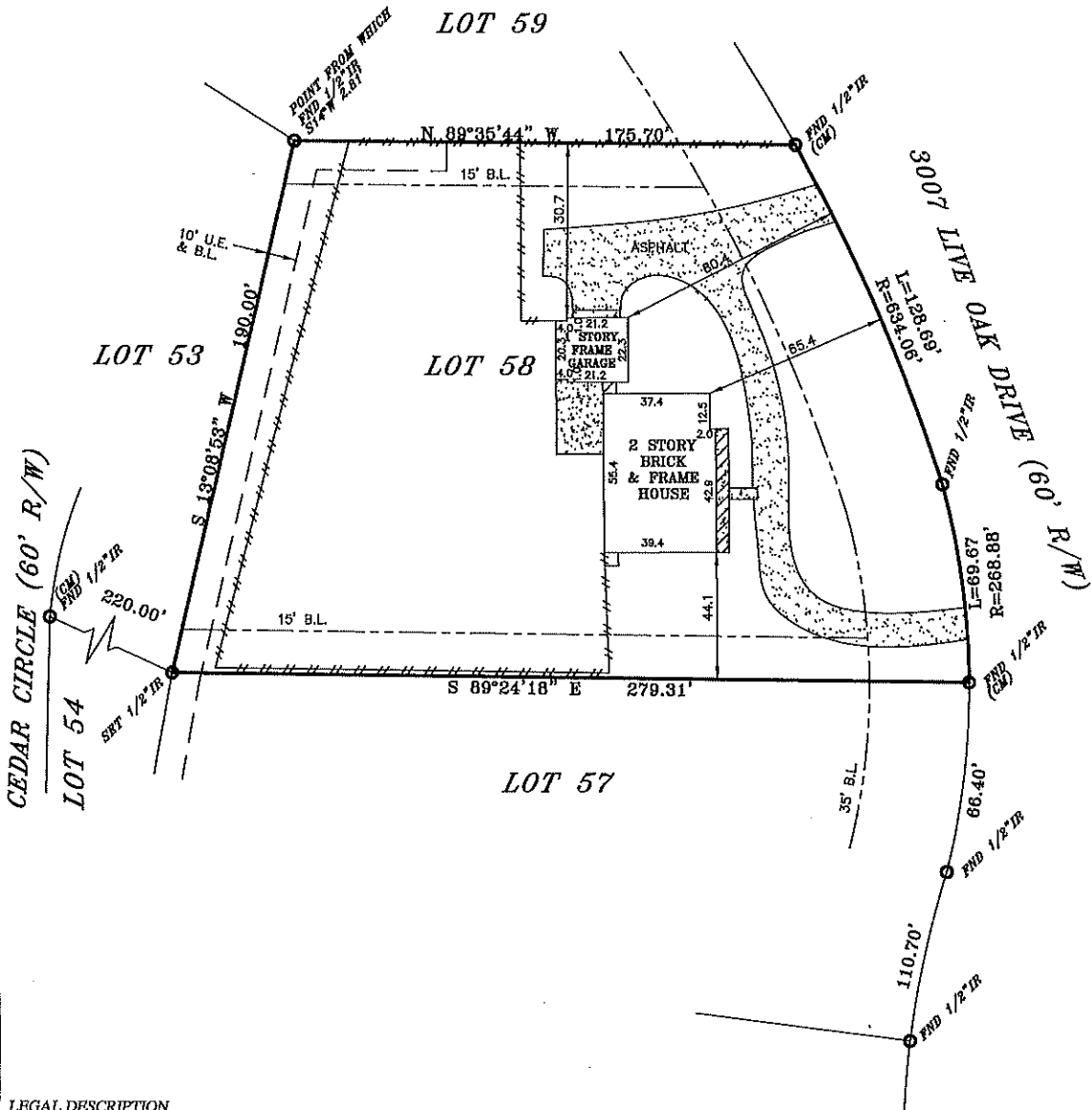
SWORN AND SUBSCRIBED this 16th day of May, 2023
Stacey Leigh Hayes
Notary Public

ADDRESS: 3007 LIVE OAK DRIVE



LEGEND

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.		
WOOD FENCE	WF		
WIRE FENCE	WF		
CHAIN LINK FENCE	CLF		



LEGAL DESCRIPTION
 LOT 58, SECTION 2, OAK HILL ACRES, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET FILE NO. 67B, 68A AND 68B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
 RESTRICTIONS - PLAT CABINET FILE NO. 67B, 68A AND 68B
 WCFR

BUYER KENDALL PRINZ & LYNN PRINZ
 JOB# 180824
 GF# 180729
 DATE 8-23-2018

ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4201, (NAD83, 2011 ADJ) GEODETIC, UNLESS OTHERWISE NOTED.
 THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY. NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. BASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR GIVEN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding probabilities of this property. According to the Flood Insurance Rate Map for WASHINGTON COUNTY, Dated 8-16-2010, Map No. 48477C0200C, the property described lies within "ZONE X" of the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies in FEMA maps, we can not assume responsibility for exact determination.



ELEVATION EXPRESS LAND SURVEYS
 FIRM NO. 10191800
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
 1450 W. GRAND PARKWAY SOUTH
 SUITE G-158
 KATY, TX 77494
 281-674-5653

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.