

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

Date: 07/05/2023

GF No. _____

Name of Affiant(s): Stephanie Ferguson,

Address of Affiant: 124 Melrose Dr, Montgomery, TX 77356

Description of Property: 124 Melrose Dr, Montgomery, TX 77356
County Montgomery, 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 August 21, 2019 there have been no:

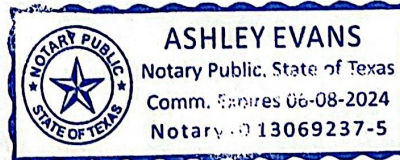
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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): _____

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.

Stephanie Ferguson



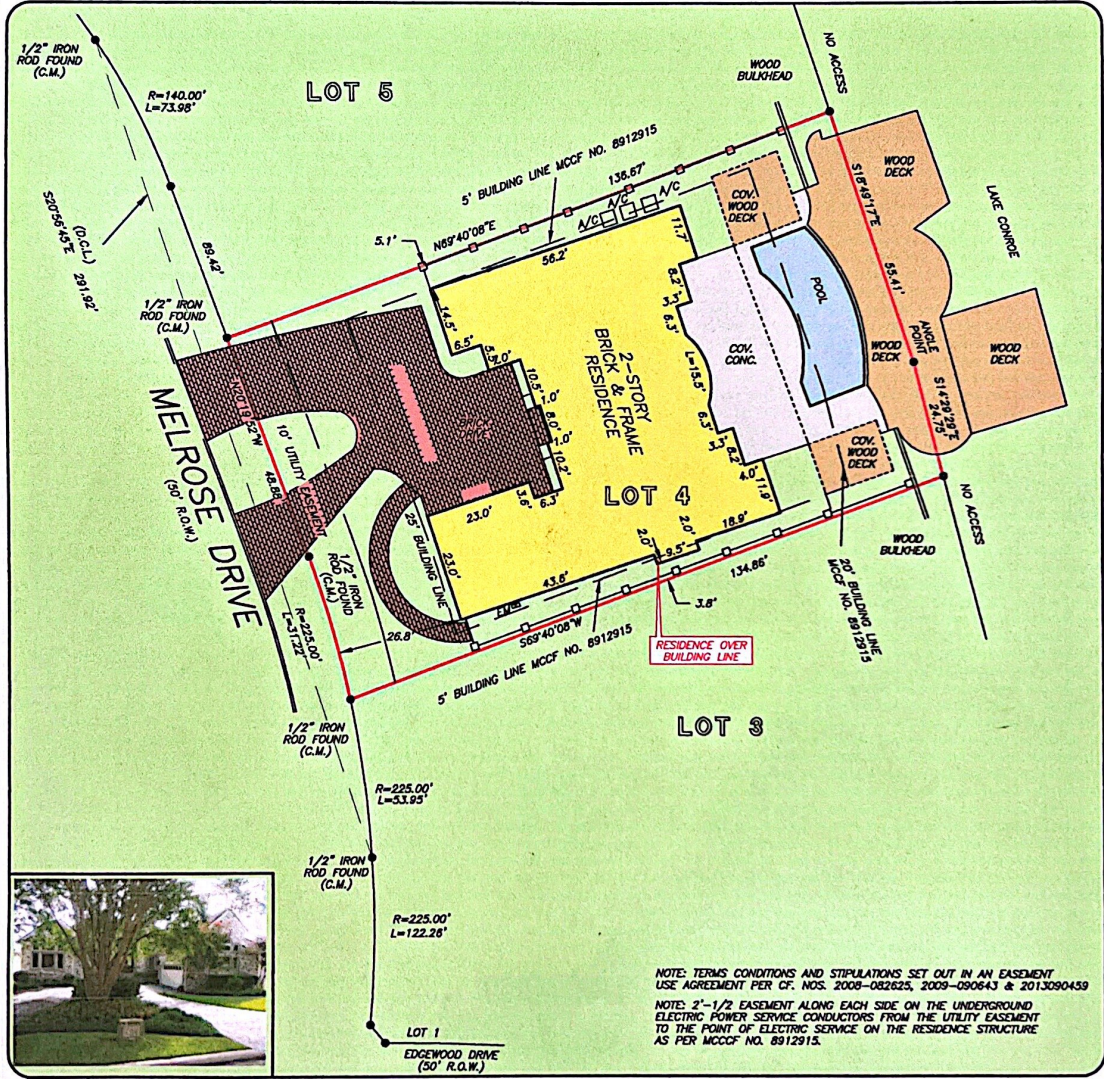
SWORN AND SUBSCRIBED this 6th day of July, 2023

Ashley Evans
Notary Public

GF NO. 1901620 OLD REPUBLIC TITLE
 ADDRESS: 124 MELROSE DRIVE
 MONTGOMERY, TEXAS 77356
 BORROWER: STEPHANIE VARGA

**LOT 4
 BENTWATER, SECTION 11**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET F, SHEETS 61-B AND 62-A OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS



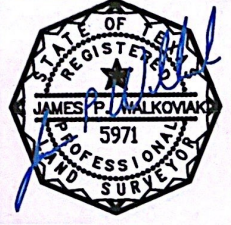
THIS PROPERTY IS AFFECTED BY THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0225 G
 MAP REVISION: 08-18-2014
 ZONE AE
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CABINET F, SHEETS 61-B AND 62-A M.C.M.R. DRAWN BY: VT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 19-07483
 AUGUST 21, 2019



		<p>SUSIE GEISLER 936-448-6058</p>	
<p>PRECISION surveyors</p> <p>1-800-LANDSURVEY www.precisionlandsurveyors.com</p> <p>281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217 FIRM NO. 10063700</p>			