

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

Date: July 18, 2023

GF No. _____

Name of Affiant(s): James Owen,

Address of Affiant: 3012 Highway 65, Anahuac, Tx 77514

Description of Property: 10 ft of Lot 2 and ALL of Lot 3, Block 1, WM Mathews
County Chambers, 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 February 1997 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.

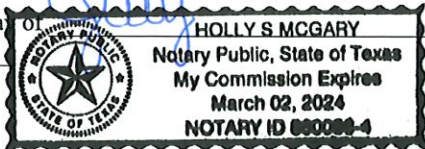
EXCEPT for the following (If None, Insert "None" Below:) 34 x 14 bldg on blocks

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.

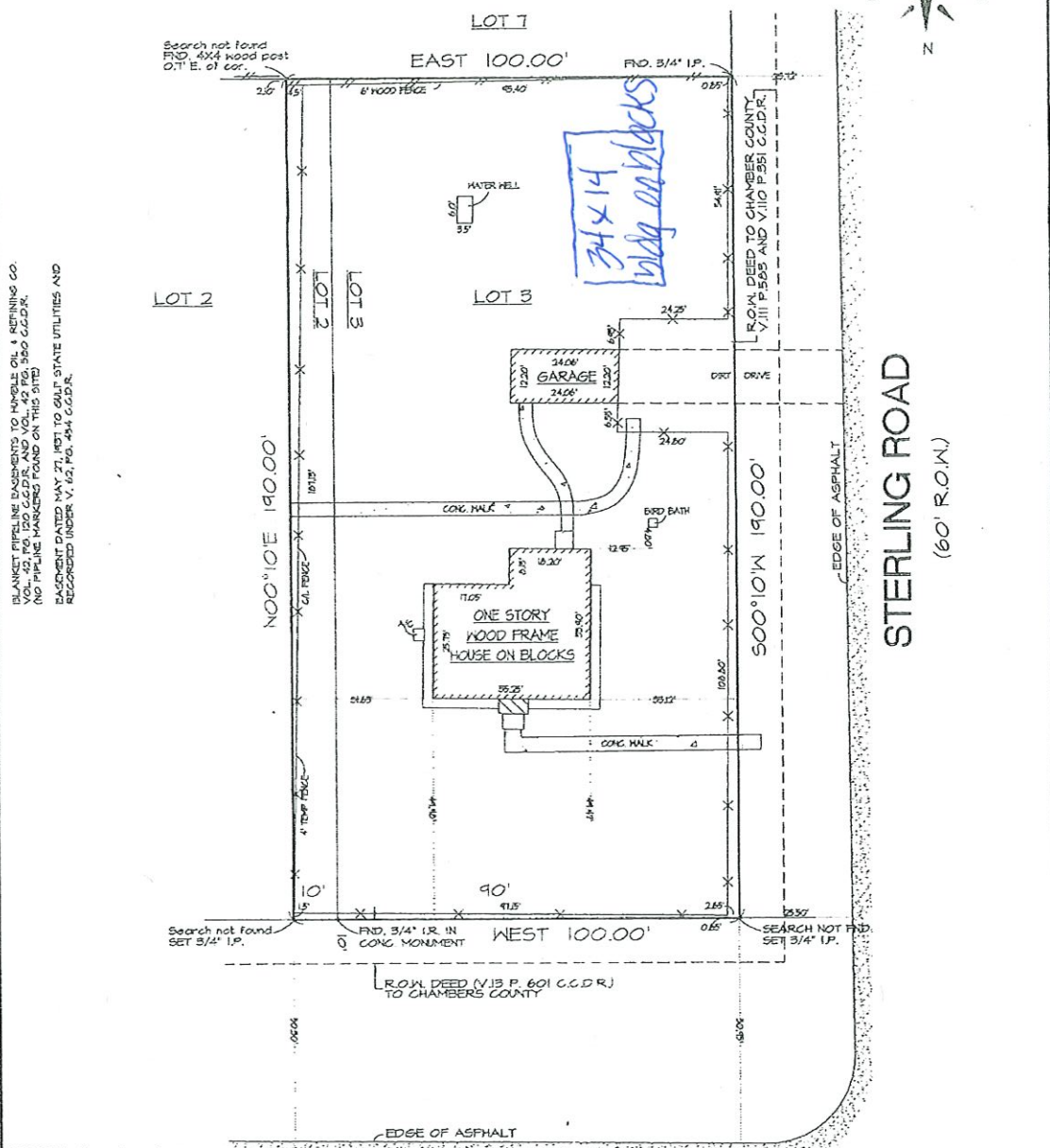
[Signature]
James Owen

SWORN AND SUBSCRIBED this 24 day of July, 2023
[Signature]
Notary Public



2023

ACCORDING TO FLOOD INSURANCE RATE MAP 450-B-02223 DATED 02-15-82 THE TRACT HEREBY SURVEYED LIES WITHIN ZONE V1 AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



BLANKET PIPELINE EASEMENTS TO HARBLE OIL & REFINING CO. VOL. 42, PG. 120 C.C.D.R. AND VOL. 42, PG. 150 C.C.D.R. NO PIPELINE MARKINGS FOUND ON THIS SITE. EASEMENT DATED MAY 27, 1971, NOT TO OIL STATE UTILITIES AND RECORDED UNDER V. 62, PG. 494 C.C.D.R.

SUBJECT TO THE zoning ordinances now in force in the city of CHAMBERS, TEXAS

LEGEND:
 U.E. - Utility Easement
 A.E. - Unobstructed Aerial Easement
 B.L. - Existing Line
 (All as per recorded plat of subdivision)

HWY 65
 (120' R.O.W.)

Stephen M. Root

	CHARLES E. BATES REGISTERED PROFESSIONAL LAND SURVEYOR No. 4110 4922 LUELLA AVENUE DEER PARK, TEXAS 77530 (281) 479-5135 FAX: (281) 479-3275		LOT: 3 & W. 10 OF LOT 2	BLOCK: -
	SUBDIVISION W.M. MATTHEWS SUBDIVISION			
RECORDING VOL. B PAGE 41 M/R				
SURVEY & ABSTRACT H.&T.C.R.R. CO A-III				
BORROWER: STEPHEN M. ROOT			CITY	COUNTY
ADDRESS: STERLING RD. @ HWY 65			CITY	COUNTY
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE ON THE SITE UNDER MY SUPERVISION AND AT THE TIME OF THIS SURVEY THERE WERE NO ENCUMBRANCES OR CONFLICTS ACROSS ANY PROPERTY, BUILDING OR EASEMENT LINES, EXCEPT AS SHOWN HEREOF.			CITY	COUNTY
SIGNED: <i>Charles E. Bates</i> CHARLES E. BATES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4110			CITY	COUNTY
SCALE: 1"=30'	DATE: 2-24-97	DRAWN: GS	CHECKED: CB	STATE
G.F. NUMBER 97-02-TT25	JOB NO. 470TT		CITY	COUNTY
			ANAHUAC	CHAMBERS TEXAS