

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

Date: _____ GF No. _____

Name of Affiant(s): Robert Duelm, Betty Duelm

Address of Affiant: 33426 Doe Drive, Magnolia, TX 77355

Description of Property: DECKER PLACE 01, LOT 49-B, AC RES 1.360
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 _____ 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):

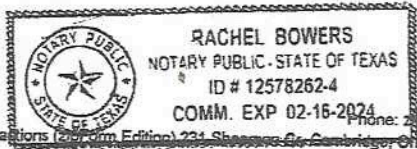
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Robert Duelm
Robert Duelm

Betty Duelm
Betty Duelm

SWORN AND SUBSCRIBED this 13th day of November, 2023
Rachel Bowers
Notary Public



(TXR-1907) 02-01-2010

PROPERTY DESCRIPTION

BEING 1.36 ACRES OF LAND IN THE T.J. STANSBURY SURVEY, ABSTRACT NO. 485, MONTGOMERY COUNTY, TEXAS, BEING KNOWN AS LOT 49-B, DECKER PLACE, SECTION 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS BASED ON RECORDED DEED.

BEGINNING AT A FOUND $\frac{3}{4}$ INCH IRON PIPE ON THE WEST LINE OF A 60 ROADWAY FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE WEST LINE OF LOT 49, DECKER PLACE, SECTION 1, MAP OF WHICH IS RECORDED IN CABINET B, SHEET 67, OF THE MAP RECORDS OF MONTGOMERY COUNTY, AND BEING NORTH $00^{\circ} 11' 48''$ WEST, 221.00 FEET FROM THE SOUTHWEST CORNER OF LOT 49;

THENCE, CONTINUING NORTH $00^{\circ} 11' 48''$ WEST, WITH THE EAST LINE OF SAID 60 FOOT ROADWAY AND THE WEST LINE OF LOT 49, A DISTANCE OF 221.00 FEET TO A FOUND $\frac{3}{4}$ INCH IRON PIPE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH $89^{\circ} 48' 12''$ EAST, AT 220.92 FEET PASS A SET $\frac{5}{8}$ INCH IRON ROD WITH CAP CONTINUING IN ALL A DISTANCE OF 260.00 FEET TO A POINT IN THE CENTERLINE OF A CREEK FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A SOUTHERLY DIRECTION WITH A CALCULATED BEARING AND DISTANCE OF SOUTH $13^{\circ} 45' 10''$ EAST-137.83, WITH SAID CENTERLINE TO A POINT IN THE EAST LINE OF LOT 49;

THENCE, SOUTH $00^{\circ} 11' 48''$ EAST, PASSING AT 22.00 FEET THE HIGH BANK OF SAID CREEK IN ALL A DISTANCE OF 122.00 FEET TO A POINT LANDING ON SAID CREEK FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH $89^{\circ} 48' 12''$ WEST, PASSING AT 3.29 FEET A $\frac{1}{2}$ INCH IRON ROD FOUND ON THE HIGH BANK IN ALL A DISTANCE OF 269.72 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.36 ACRES OF LAND.

Jose H. Gonzalez 12/18/02
JOSE H. GONZALEZ, R.P.L.S. # 4478
JOB # 211-224
GP

