

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

Date: 5-1-18

GF No. _____

Name of Affiant(s): Robert Fernandez, Kristen Fernandez

Address of Affiant: 11409 Oak Springs Dr., Willis, TX 77378

Description of Property: Lot 25, Oak Springs, Acres 2.252

County Walker, 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 TX, 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. 21, 2009 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:)

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.

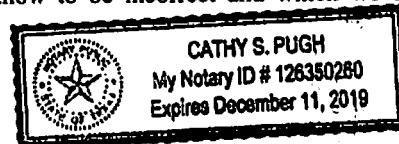
Robert Fernandez

Kristen Fernandez

SWORN AND SUBSCRIBED this 1st day of

Notary Public

Cathy S. Pugh



May

2018

(TAR-1907) 02-01-2010



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	50.00	50.07	48.00	N 36°29'34" W	57°22'15"

FORN
SURVEY

Lot 25, Block 1, of Oak Springs, a subdivision situated in Montgomery County and Walker County, Texas, according to the map or plat thereof recorded in Cabinet 2, Sheet 737 of the Map Records of Montgomery County, Texas.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:
MCNE
G.L. No.
Effective date:

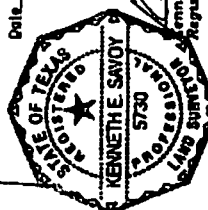
The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record:
Those recorded in Cabinet 2, Sheet 737, of the Map Records of Montgomery County, Texas.

This survey was performed without the benefit of a Title Report and therefore may be subject to building lines, easements and other restrictions of record.

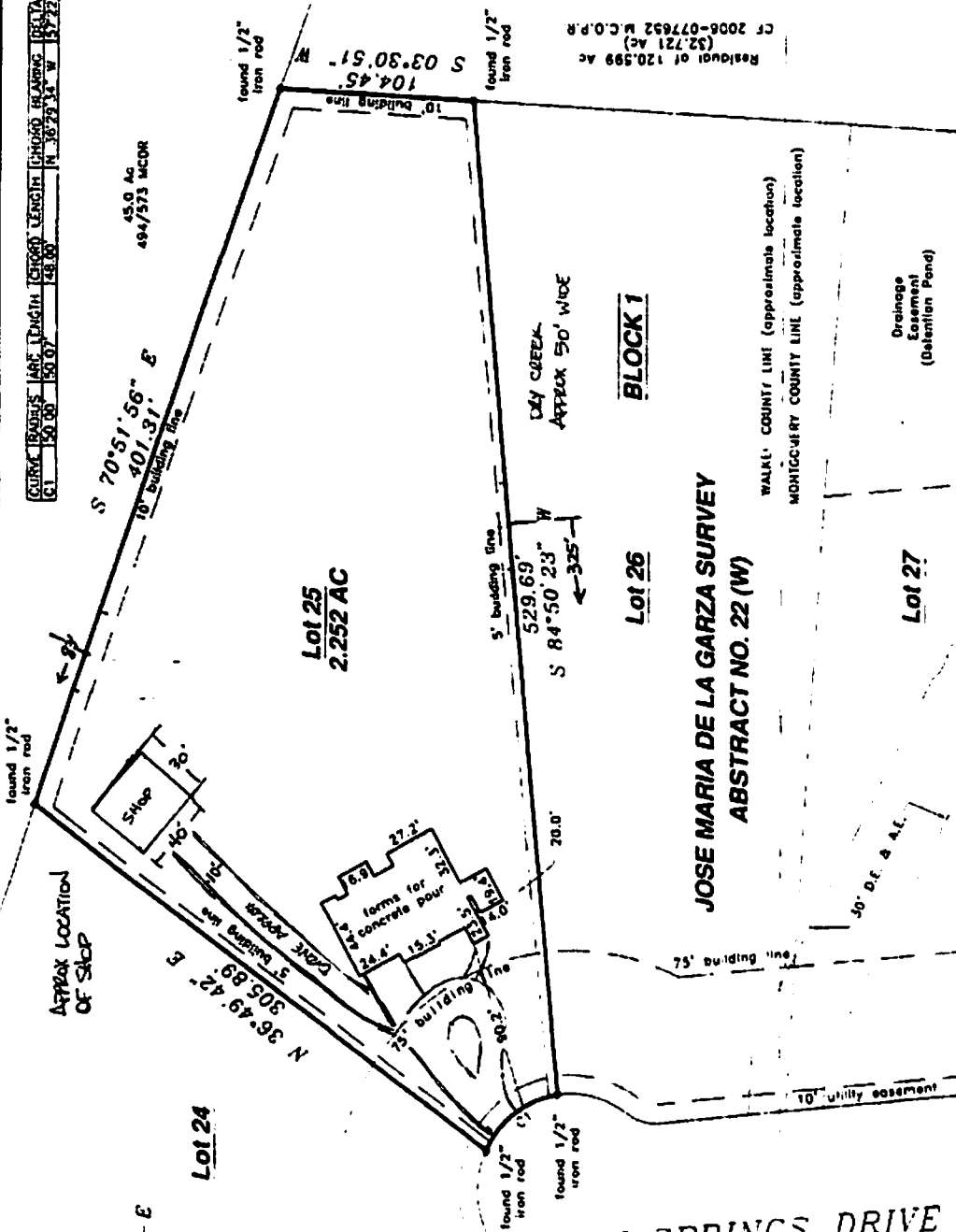
Tract shown hereon is located outside the Special Flood Hazard Area, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 481042 0012 A effective 07/19/77

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 21 September 2009
Form Survey: 01 February 2010



JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 15 (M)



JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 22 (W)

BLOCK 1

OAK SPRINGS DRIVE
(60' R.O.W.)

TEXAS PROFESSIONAL SURVEYING
3002 N. FRAZIER STREET, STE. A
CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448

PROJECT NO. n27-01
DRAWING DATE: 02/01/10
KEY MAP (DRAWN BY: JMH)