

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

Date: 7-27-2020

GF No. _____

Name of Affiant(s): Mary Flores

Address of Affiant: 3720 Sand Brook Dr., Round Rock, TX 78665

Description of Property: A0010 Acosta, Juan Jose, 13.21 acres

County Milam, 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.

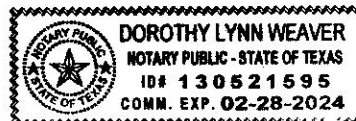
EXCEPT for the following (If None, Insert "None" Below:)

1) TRACTOR BAY to the Right of GARAGE
2) LIVESTOCK PEN shelter w/ GARAGE DOOR to the Right of TRACTOR GARAGE
3) CLIMATE Controlled Shed in front of workshop 7) GARDEN AREA fenced on 2.65 tract
4) 1/2 ACRE ROAD ON 10.65 TRACT 5)
6) Fencing ADDED for North Boundary of 10.65 TRACT + EAST and South Boundary Line 2.65 tract

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.

Mary Flores
Mary Flores



SWORN AND SUBSCRIBED this 27th day of July 2020

Dorothy Lynn Weaver
Notary Public

Dorothy Lynn Weaver Milam County, Tx

(TXR-1907) 02-01-2010

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