

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

Date: _____ GF No. _____

Name of Affiant(s): Raul Martinez, Pamela Martinez

Address of Affiant: 396 Goshen Road, Springtown, TX 76082

Description of Property: Lot 8, Block 1, Wit Haven Addition, City of Springtown

County Parker, 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 June 21, 2005 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.

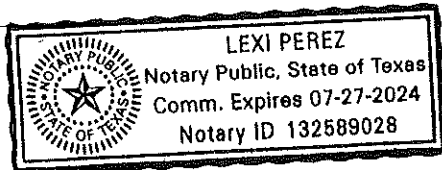
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

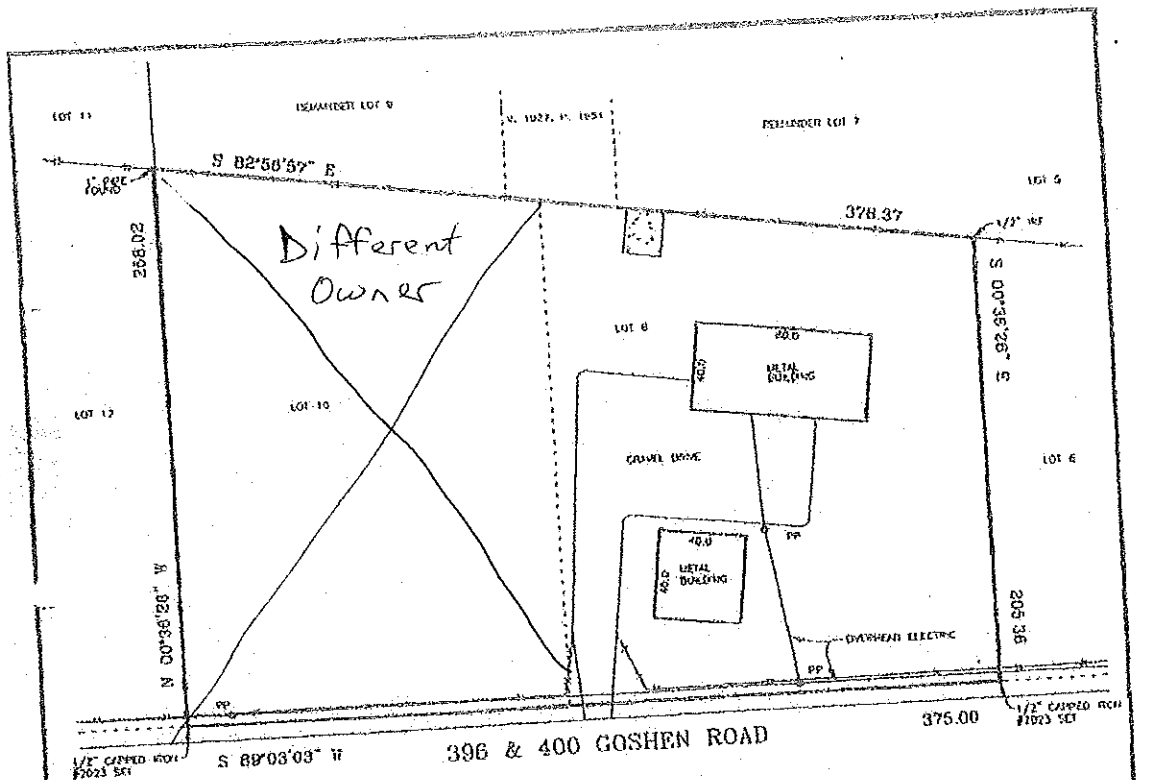
Raul Martinez
Raul Martinez

Pamela Martinez
Pamela Martinez

SWORN AND SUBSCRIBED this 7 day of November, 2023

Lexi Perez
Notary Public





LEGAL DESCRIPTION

Lots 8 and 10, WIT-HAVEN ADDITION, to the Town of Springtown, Parker County, Texas, according to the plat recorded in Volume 212.-Page 641, Deed Records, Parker County, Texas.

SCALE: 1" = 50'

NOTE THE EASEMENT RECORDED IN VOL. 212, P. 332 AND VOL. 1649, P. 1049 DOES AFFECT SUBJECT PROPERTY

NOTE ACCORDING TO THE FLOOD MAP FOR THE CITY OF SPRINGTOWN, PARKER COUNTY, TEXAS, PARCEL NO. 460210002-8, DATED DECEMBER 10, 1995, SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD.

PREPARED BY/DATE/SCALE BY DKB & ASSOCIATES, LLC

THIS SURVEY IS BEING PREPARED FOR THE PURPOSES OF THE RECORDING ACT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT EXTEND TO ANY OTHER MATTER.

I, DOUG BURT, LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE AND TRUTHFUL AND THAT I AM A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION AND AM LICENSED UNDER THE SURVEYORS ACT, CHAPTER 131, TEXAS STATUTES, AND AM A MEMBER OF THE TEXAS SURVEYORS ASSOCIATION.

Doug Burt
21/JUNE/2005

DKB &
ASSOCIATES, LLC
1250 E. Hwy. 189
SPRINGTOWN, TEXAS, 76082
220-5888 FAX: 220-2878
05432



ALP