

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

Date: 10-3-24

GF No. _____

Name of Affiant(s): Rebecca Dillard

Address of Affiant: 420 River Bank Lane, Granbury, TX 76049

Description of Property: Acres 0.354, Lot 20, Blk 5, Subd ABES LANDING PHASE FOUR A

County HOOD, 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.

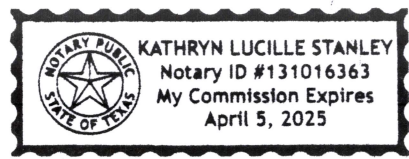
4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction 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:) 20 x 22 patio addition

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.

Rebecca Dillard
Rebecca Dillard



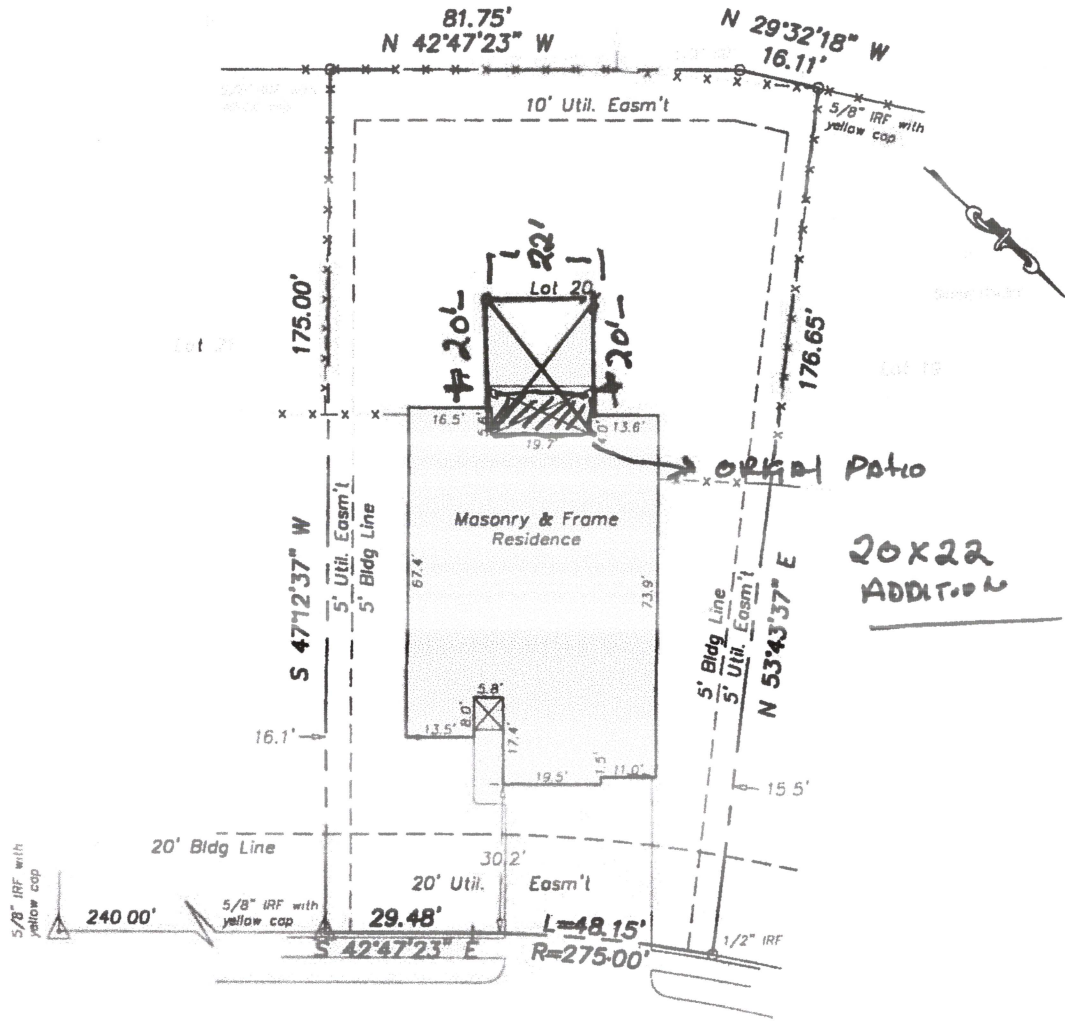
SWORN AND SUBSCRIBED this 3 day of October 2024
[Signature]
Notary Public

PROPERTY DESCRIPTION

Lot 20 in Block 5 of ABE'S LANDING PHASE FOUR A, an addition to the City of Granbury, Hood County, Texas, per plot recorded in Slide P-413, Plat Records, Hood County, Texas.

Note: This lot is subject to the restrictive covenants recorded in Vol. 2171, Pg. 328, V. 271, Pg. 342 Vol. 2531, Pg. 0093, Vol. 2532, Pg. 731, Doc No 2012-0000068, 2012-0000069, 2012-0000070, 2012-0000071, 2012-0000072, 2012-0000073, 2012-0001784, 2012-0008377, 2014-0009044, OPRHCT and Slide P-413, PRHCT

Note: This lot is subject to the IRF Plat Assessed recorded in Slide P-413, Plat Records, Hood County, Texas.



420 RIVER BANK LANE

Warning: This property is serviced by underground utilities that should be located before digging or excavating.

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed and that there are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary, except as shown hereon. The easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of this property.

Note: This survey was performed in connection with the transaction described in

GF No. 14-26179 for Best Homes and Porter Title Co.

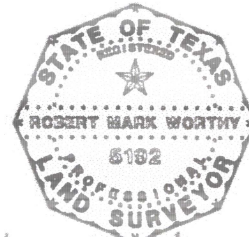


WORTHY LAND SURVEYING, INC.
P.O. BOX 2571, BURLESON, TEXAS 76097
Phone # (817) 295-8747



Legend: ○ Iron Rod Found -x-x- Wood or Wire Fence
● Iron Rod Set ▲ Control Monument

All iron rods are 1/2" rebar unless otherwise noted



Mark Worthy
Robert Mark Worthy
Registered Professional
Land Surveyor No. 5192

Date: 11/11/2014

Job No. 12404-MT5