

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

Date: 4-25-22 GF No. \_\_\_\_\_

Name of Affiant(s): ADAM & SAMANTHA SNYDER

Address of Affiant: 503 WALNUT ST. - WALLER, TX. 77484

Description of Property: LOTS 11 & 12 - BLOCK 2 - ROBERTSON ADDITION NO. 2 -  
County WALLER, Texas CITY OF WALLER

"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 2-22-06 there have been no:

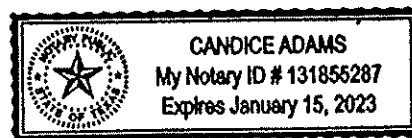
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Samantha Snyder



SWORN AND SUBSCRIBED this 25<sup>th</sup> day of April, 2022

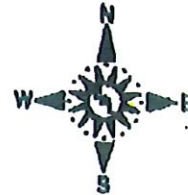
[Signature]  
Notary Public

(TXR-1907) 02-01-2010

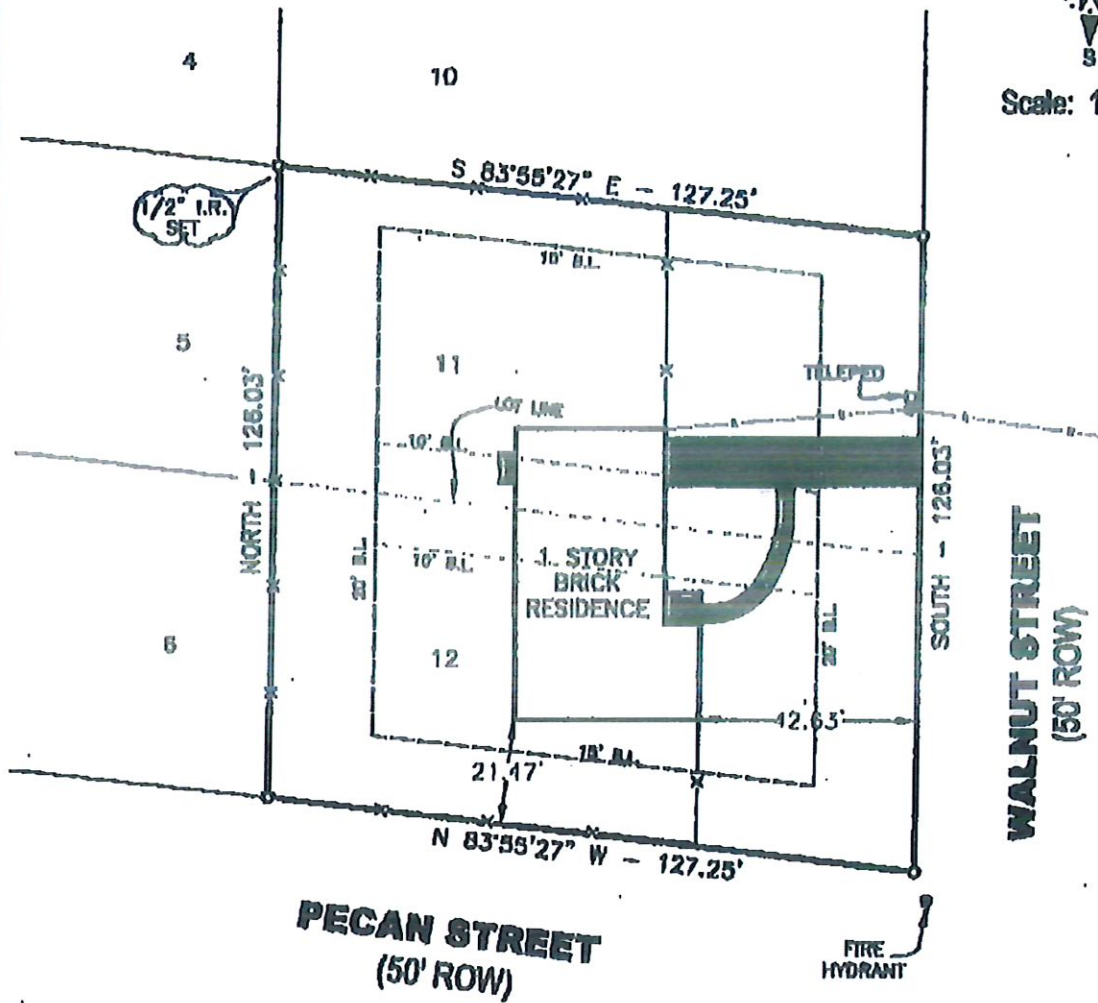
Page 1 of 1

# Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors  
1350 Ave. D / Katy, Texas 77493 / (281) 391-0173  
Copyright © 2006 Clay & Leyendecker, Inc. All rights reserved.



Scale: 1" = 30'



⊙ DENOTES 3/4" IRON PIPE END, UNLESS OTHERWISE NOTED.

## PLAT OF SURVEY

BEING LOT ELEVEN (11) AND TWELVE (12), BLOCK TWO (2) IN  
ROBERTSON ADDITION NO. 2 (VOLUME 185, PAGE 250 DEED  
RECORDS) TO THE TOWN OF WALLER, WALLER COUNTY

All bearings recited herein are based on the West Right-of-Way  
line of Walnut Street running North-South.

This survey relies on record data furnished by Stewart Title Company,  
dated February 10, 2006, G.F. No. 08804099.

This property is not in the 100 year Flood Plain, according to the City  
of Waller, Texas Flood Plain Map Community Panel No. 480841 0001  
B dated September 14, 1979.

The Undersigned does certify that this above is an accurate  
Plat of Survey, made on the ground, of the property legally  
described herein in February, 2006 and is correct, and that  
there are no discrepancies, conflicts, encroachments or  
other matters apparent on the ground except as shown herein.

Scale: 1" = 40'  
Date: 02-22-06  
Dwn. By: DL  
File: 08-027A



For Clay & Leyendecker, Inc.  
David Leyendecker, R.P.L.S.  
Texas Registration No. 2885

Only with an original signature.

3/1/2006 B