

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

Date: 6/3/24 GF No. _____

Name of Affiant(s): Glenn Hoshauer

Address of Affiant: 5237 Bedfordshire Dr, Fort Worth, Tx 76135

Description of Property: Marine Creek Estates Addition Block 13 Lot 10

County Tarrant, 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.

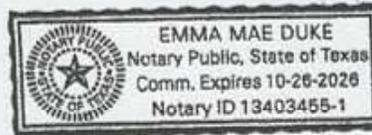
4. To the best of our actual knowledge and belief, since August 22, 2014 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Glenn Hoshauer
Glenn Hoshauer



SWORN AND SUBSCRIBED this 3rd day of June, 2024
Emma Duke
Notary Public

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

Date: 6-5-2024 GF No. _____

Name of Affiant(s): Laurie Hoshauer

Address of Affiant: 5237 Bedfordshire Dr, Fort Worth, Tx 76135

Description of Property: Marine Creek Estates Addition Block 13 Lot 10

County Tarrant, 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.

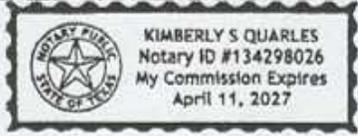
4. To the best of our actual knowledge and belief, since August 22, 2014 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary 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.

Laurie Hoshauer
Laurie Hoshauer



SWORN AND SUBSCRIBED this 5 day of June 2024
Kimberly S. Quarles
Notary Public

(TXR-1907) 02-01-2010

PLAT SHOWING

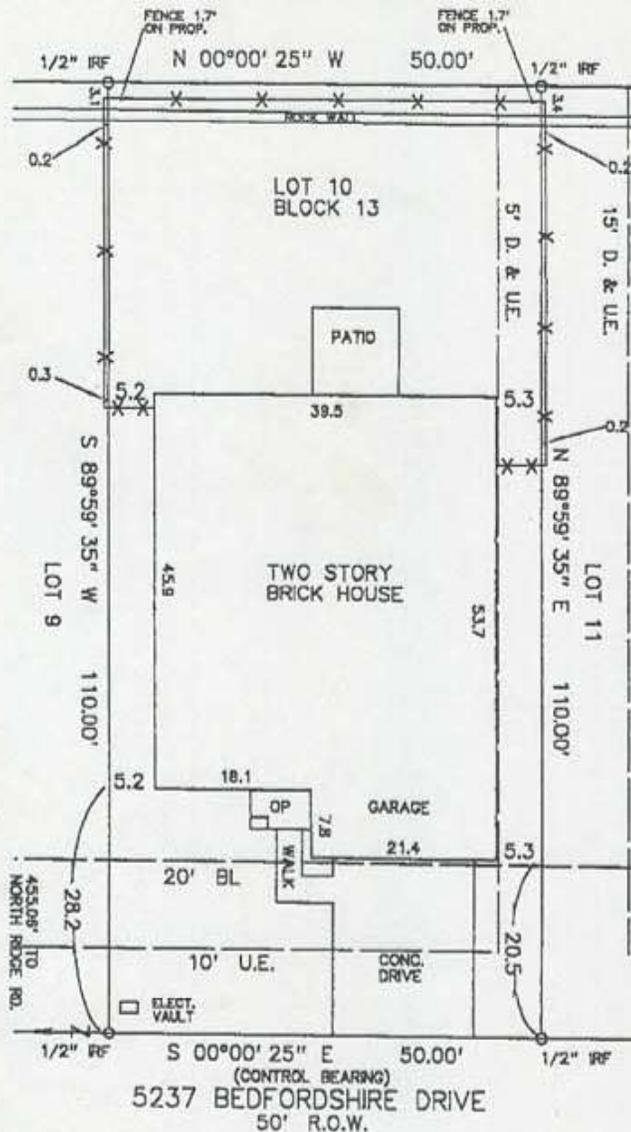
Lot 10, Block 13, of MARINE CREEK ESTATES, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 6807 of the Plat Records of Tarrant County, Texas.

5237 BEDFORDSHIRE DRIVE

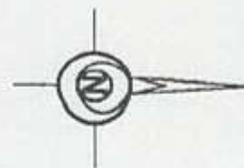
The survey is hereby accepted with the discrepancies, conflicts, or shortages in area of boundary lines, encroachments, protrusions, or overlapping of improvements shown.

Ellen M. Ashauer 8/26/14
Theresa E. Ashauer 8/26/14

GREENFIELD ACRES
 VOLUME 388/23, PAGE 87



Melvin Williams
 maria D. Williams



"FLOOD CERTIFICATION"
 Subject property is located in Zone X according to the Flood Insurance Rate Map Community Panel Map # 48439C0260H Dated: August 2, 1995

"Zone X"
 Areas determined to be outside 500-year floodplain.

"NOTE"
 To the best of my knowledge and abilities the easement recorded in Volume 5855, Page 543 of the Deed Records of Tarrant County, Texas does not affect the subject property.

"The Plat hereon is a true, correct and accurate representation"