

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

Date: _____

GF No. _____

Name of Affiant(s): John D Agee,

Address of Affiant: 45 Lakeview Village Montgomery TX 77356

Description of Property: Lake View Village 01, Lot 45, 45-A
County Montgomery, 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 9/9/2009 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.

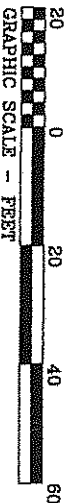
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

Notary Public

SWORN AND SUBSCRIBED this 19th day of February, 2019
Martha Sanford
Notary Public





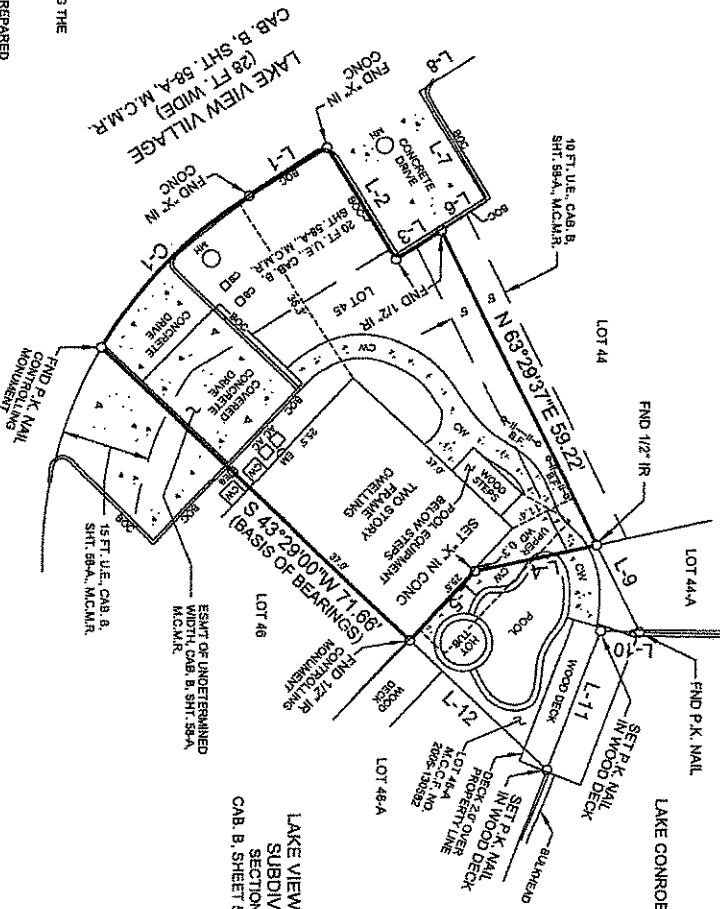
WILLIAM C. CLARK SURVEY, ABSTRACT NO. 6

LINE TABLE

Course	Bearing	Distance
L-1	N 31°46'25" W	15.45'
L-2	N 58°13'35" E	22.00'
L-3	N 31°46'25" W	9.00'
L-4	S 11°54'00" E	20.89'
L-5	S 45°31'00" E	16.00'
L-6	N 31°46'25" W	9.00'
L-7	S 58°13'35" W	22.00'
L-8	N 31°46'25" W	10.88'
L-9	N 63°29'37" E	16.38'
L-10	S 02°06'54" W	6.59'
L-11	S 69°01'58" E	25.16'
L-12	S 43°29'00" W	31.83'

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bearing
C1	72.60'	35.78'	28°14'15"	35.42'	N 45°53'23" W



- NOTES:
- 1) BEARINGS ARE REFERENCED TO THE RECORD BEARING (S 43° 29' 00" W) ALONG THE SOUTHEAST LINE OF LOT 46, LAKE VIEW VILLAGE, SECTION ONE, RECORDED IN CABINET B, SHEET 58-A, M.C.M.R.
 - 2) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 19, 2008 (S.I. NO. 0901970).
 - 3) SURVEYOR DID NOT PERFORM A COMPLETE ABSTRACT OF TITLE.
 - 4) SURVEYOR DID NOT LOCATE UNDERGROUND UTILITIES OR IMPROVEMENTS.
 - 5) SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CONVEYANCE AND ASSIGNMENT OF EASEMENT RIGHTS AS RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NO. 8404071.
 - 6) SUBJECT TO THOSE CERTAIN TERMS, CONDITIONS, PROVISIONS AND MANNER OF FLOOD DAMAGES IN FAVOR OF SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOL. 547, PG. 34 AND IN LANDFILL EASEMENT FROM SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOL. 870, PG. 590, M.C.D.R.

LAND TITLE SURVEY

PLAT SHOWING SURVEY OF LOT 45 AND TRACT 45A (EASEMENT TRACT BEING 745 SQUARE FEET OF LAND AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2005-130582), LAKE VIEW VILLAGE, SECTION ONE, RECORDED IN CABINET B, SHEET 58-A, MONTGOMERY COUNTY MAP RECORDS, LOCATED IN THE WILLIAM C. CLARK SURVEY, ABSTRACT NO. 6, MONTGOMERY COUNTY, TEXAS.



I, DEANE E. DAFFRON, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE ABOVE DESCRIBED GROUND UNDER MY SUPERVISION AND THAT THERE EXCEPT AS SHOWN, THIS SURVEY SUBSTANTIALLY COMplies WITH THE REQUIREMENTS AND SPECIFICATIONS FOR A TEXAS SOCIETY OF PROFESSIONAL SURVEYORS CONDITION 2 SURVEY.

LAKE VIEW VILLAGE
SUBDIVISION
SECTION ONE
CAB. B, SHEET 58-A, M.C.M.R.

M.C.M.R. MONTGOMERY COUNTY CLERK'S OFFICE
CAB. B, SHEET 58-A
SHT. SHEET 58-A
VOL. 547, PG. 34
PG. PAGE
IR, IRON ROD
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
B.O.C. BACK OF CURB
W.M. WATER METER
G.M. GAS METER
ELEC. ELECTRIC
E.M. ELECTRIC METER
S.E. SERVICE BOX
C.S. CABLE STRAP
M.H. MANHOLE
C.W. CONCRETE WALL
C.C.P. COVERED CUP
B.F. BOARD FENCE
W.D. WOOD DECK

DJ
SK
DA
JC
AT
MI