

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

Date: 3-6-19 GF No. _____

Name of Affiant(s): Tommie Campbell

Address of Affiant: 12926 Walden Rd, Montgomery TX 77356

Description of Property: Walden 18, Block 1, Lot 19

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 Nov. 27, 2007 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): Fences added along sides & rear

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.

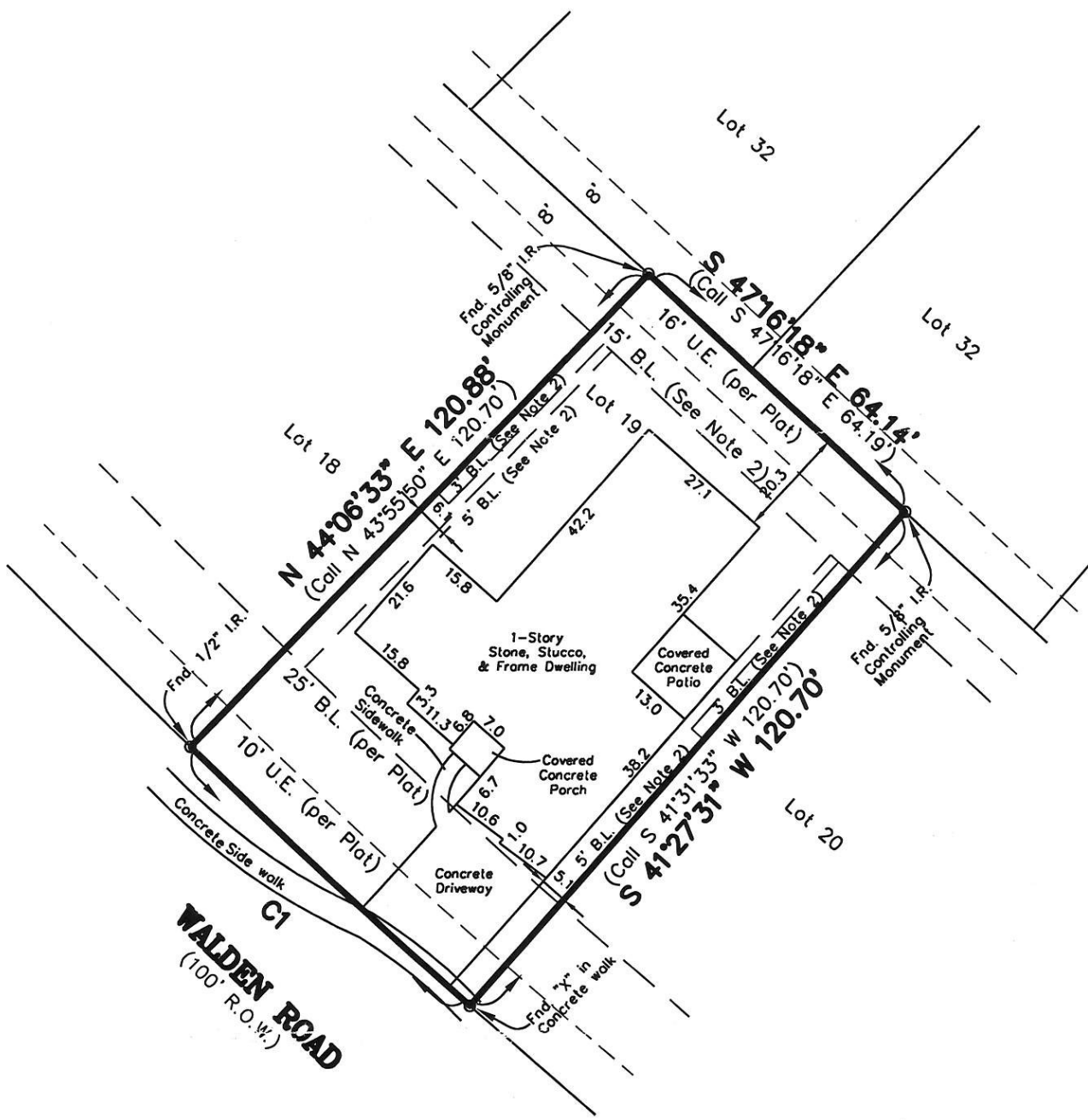
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Tommie Campbell

SWORN AND SUBSCRIBED this 6 day of March, 2019

Susie Geisler
Notary Public





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1650.00	69.73	2°25'17"	N47°25'06"W	69.72
Call		69.25	2°24'18"	N47°16'18"W	69.25

- Notes:
1. Bearings are based upon the Northeast line of Lot 19 per recorded plat.
 2. 3' Side B.L. starting 65' from the front of the lot for Garage, 5' Side B.L. and 15' Rear Building Lines as recorded under C.C.F.N. 8013230 M.C.R.P.R.

LAND SURVEY
LOT 19, BLOCK 1
WALDEN ON LAKE CONROE, SECTION 18
A SUBDIVISION IN THE THOMAS CORNER SURVEY, A-10
& IN THE WILLIAM C. CLARK SURVEY, A-6
MONTGOMERY COUNTY, TEXAS
REF: Cab. C, Sht. 74 MAP RECORDS

Scale: 1" = 30' Date: November 27, 2007
 Address: 12926 Walden Road Montgomery Texas 77356

To Donald L. Campbell & Tommie F. Campbell Exclusively.