

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

Date: 4/26/2019 GF No. _____

Name of Affiant(s): James D. & Jennifer E. Lee

Address of Affiant: 11564 Grand Pine Dr., Montgomery, TX 77356

Description of Property: Section 8, Block, Lot 18 Grand Harbor
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.

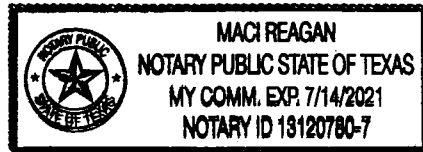
4. To the best of our actual knowledge and belief, since August 8, 2014 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): Added a front slip to existing deck & new deck decking in 2015.

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.

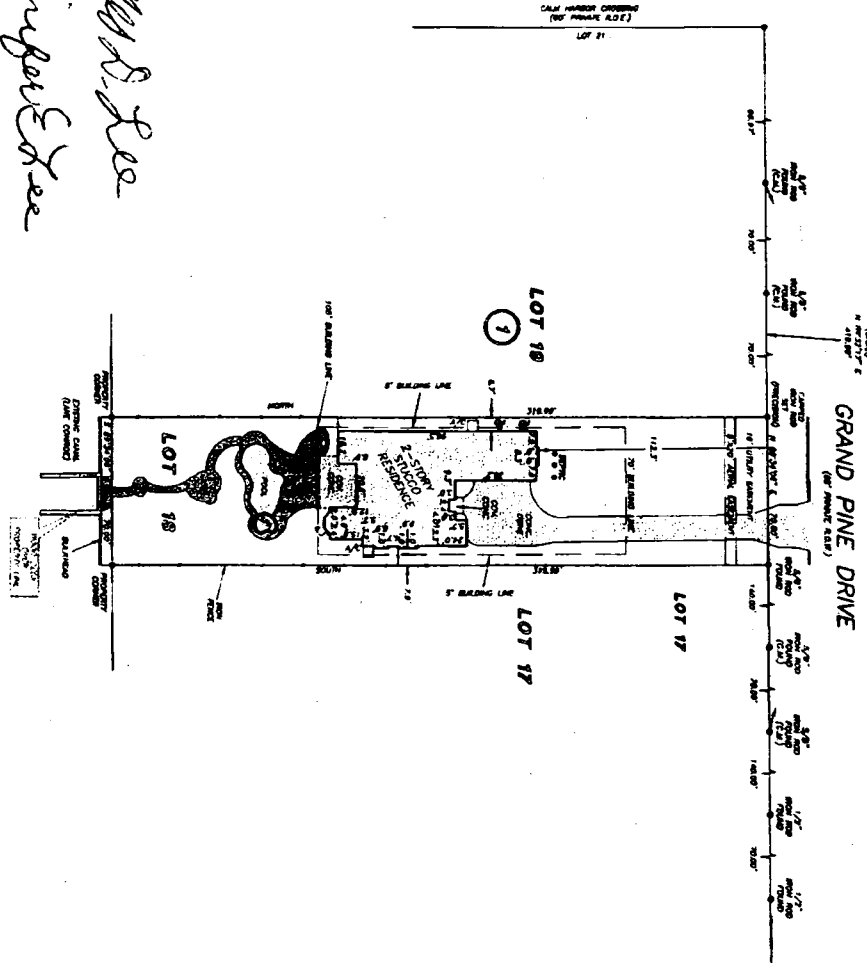
James D. Lee
Jennifer E. Lee



SWORN AND SUBSCRIBED this 26th day of April, 2019

Maci Reagan
Notary Public

James D. Lee
James D. Lee



SCALE 1" = 50'

CF. NO. 1848799-4043 FIRST AMERICAN TITLE
 ADDRESS: 11564 GRAND PINE DRIVE
 MONTGOMERY, TEXAS 77356
 BORROWER: JAMES D. LEE AND
 JANINE E. LEE

**LOT 18, BLOCK 1
 GRAND HARBOR, SECTION 8**

ACCORDING TO THE MAP OR PLAT HEREOF RECORDED
 IN CASE NO. 158444 AND FOR THE PURPOSES OF
 PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS



NOTE: STATION MARKER SHOWN (REMARKS SET AS REF TO NO. 158444-4043)

THE PROPERTY BOUNDARY LINE IS SHOWN BY THE
 BEARING AND DISTANCE TO THE MONUMENT
 MARKER NO. 158444-4043 SET AS REF TO NO. 158444-4043
 IN CASE NO. 158444-4043 AND FOR THE PURPOSES OF
 PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS

A SURVEYOR'S INSTRUMENT
 WAS USED IN THE SURVEY

D.C.L. - MONTGOMERY COUNTY, TEXAS
 D.C.L. - MONTGOMERY COUNTY, TEXAS
 D.C.L. - MONTGOMERY COUNTY, TEXAS



SUSAN MEDTTON
 916-684-0990



PRECISION
 Surveyors

281-684-1844
 281-684-1844
 281-684-1844



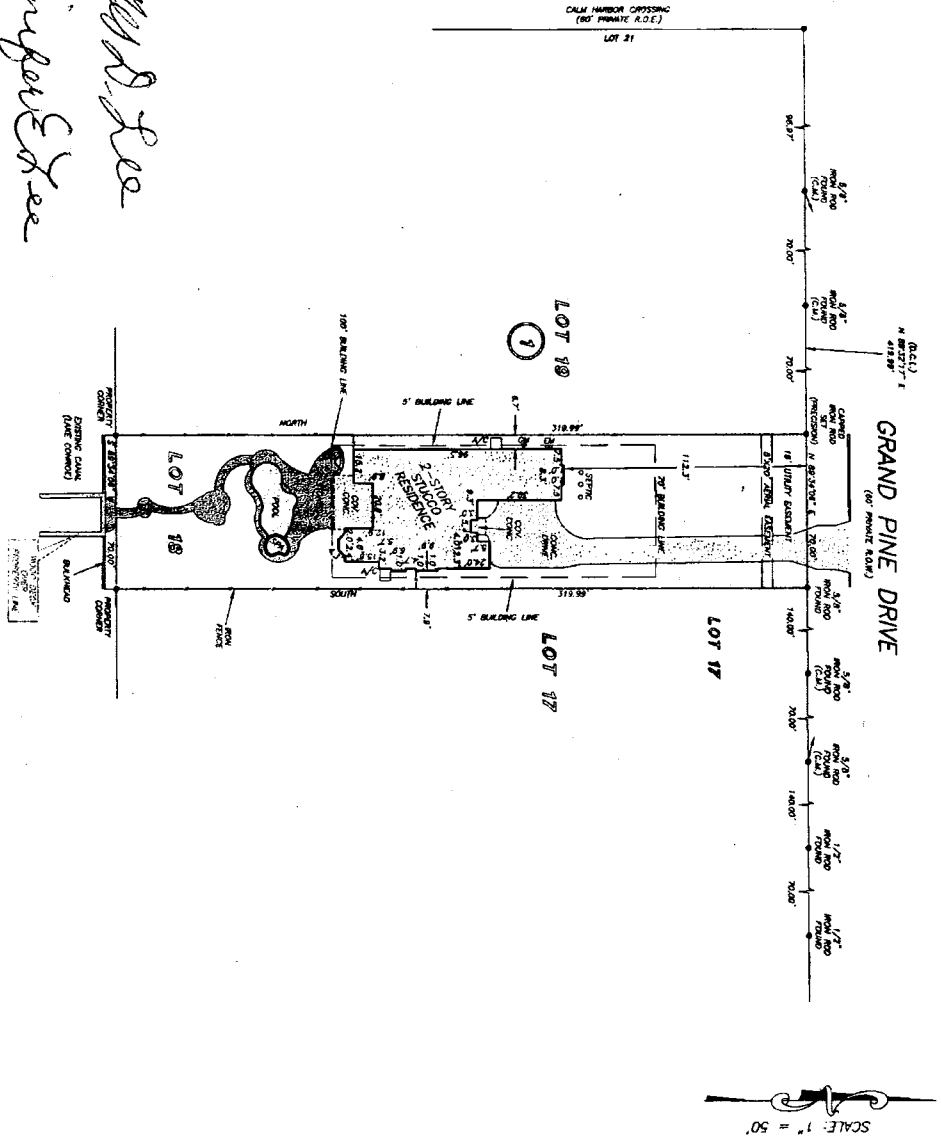
LAND SERVICES
SUSAN HELLTON
301-424-0550



PRECISION
surveyors

381-406-1466
380 HANCOCK STREET SUITE 100 AUSTIN, TEXAS 78704
1-800-445-5100
www.precision-surveyors.com
210-470-1011
1777 W. LOOP W. SUITE 400 SAN ANTONIO, TEXAS 78201
1-800-445-5100

Susan D. Lee
F. J. J. Lee



OF NO. 1949299-4043 FIRST AMERICAN TITLE
ADDRESS: 11504 GRAND PINE DRIVE
MONTGOMERY, TEXAS 77358
BORROWER: JAMES D. LEE AND
JANNIFER E. LEE

**LOT 18, BLOCK 1
GRAND HARBOR, SECTION 8**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET V. SHEET 158 AND 159 OF THE MAP AND/OR
PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS



NOTE: STORM WATER DRAINAGE EXISTENCE SET AS SHOWN ON 2000-020227

THIS PROPERTY DOES NOT LIE WITHIN THE
FLOOD HAZARD ZONE OF THE FLOOD
INSURANCE RATE MAP FOR THE
FLOOD INSURANCE RATE MAP NO. 15-18-1000
DATED ONLY FOR VISUAL EXAMINATION OF LAND-
USE DETERMINATION WITHOUT DETAIL FIELD SURVEY
AND BEYOND THE SCOPE OF THIS SURVEY

A SURVEYED INVESTIGATION THIS SURVEY

DATE: 08/20/2014
PROJECT: GRAND PINE DRIVE, LOT 18, BLOCK 1, SECTION 8, T8S, R10E, S10W, MONTGOMERY COUNTY, TEXAS

PREPARED BY: SUSAN HELLTON
DRAWN BY: SUSAN HELLTON
CHECKED BY: SUSAN HELLTON
DATE: 08/20/2014

