

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

Date: 5/22/2019

GF No. \_\_\_\_\_

Name of Affiant(s): Gary W. Mask, Debrorah G. Mask

Address of Affiant: 88 April Wind Dr N, Montgomery, TX 77356-5965

Description of Property: April Sound 06, block 16, lot 1,2

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 8/11/1998 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): \_\_\_\_\_

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.

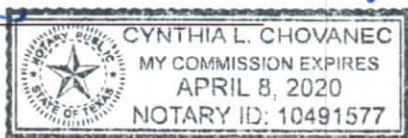
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Gary W. Mask  
Gary W. Mask

Debrorah G. Mask  
Debrorah G. Mask

SWORN AND SUBSCRIBED this 22nd day of May, 2019

Cynthia L. Chovanec  
Notary Public



(TXR-1907) 02-01-2010

*Jay W. Mack 8/11/98*  
*Delorah G. Mack 9/11/98*



COMMON AREA

Found 5/8" Iron Rod

Found 5/8" Iron Rod Controlling Monument

Found 5/8" Iron Rod Controlling Monument

N 76° 53' 20" E

80.00'

S 13° 06' 40" E

LOT 3

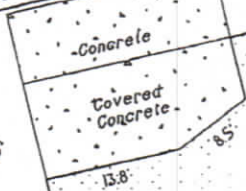
BLOCK 16

1 STORY BRICK & FRAME HOUSE

COMMON AREA

N 13° 06' 40" W

APRIL WIND COURT (30' R.O.W.)



90.00'

20' Building Line

10' Utility Easement

Found 5/8" Iron Rod

LOT 2

LOT 1

S 76° 53' 20" W

80.00'

Found 5/8" Iron Rod

COMMON AREA

10' Utility Easement

Survey Received and Accepted By

X *Jay W. Mack*  
 X *Delorah G. Mack*  
 X 11/6/07



Date

Notes:

- (1) Basis of bearing is the recorded plat.
- (2) Street address for subject property is 133 April Wind Court, Montgomery, Texas 77356.
- (3) Easements and building lines as shown hereon are per the recorded plat or as described in Restrictions recorded in Vol. 831 Pg. 472, D.R.M.C., or in CF No. 8430795, R.P.R.M.C.

THIS PROPERTY LIES WITHIN  
 ZONE "X" PER SCALED F.E.M.A.  
 FIRM COMMUNITY-PANEL-NO.  
 48339C0355-F  
 DEC. 19, 1996

Being Lots One (1) & Two (2), of Block Sixteen (16), of APRIL SOUND, Section Six (6), a subdivision of 12.3590 acres in the William G. Clark Survey, Abstract No. 6, of Montgomery County, Texas, according to the map or plat thereof formerly recorded in Volume 11, Page 63, but now of record in Cabinet A, Sheet 139 of the Map Records of Montgomery County, Texas.

TO GARY W. MASK AND WIFE, DEBORAH G. MASK & WOODFOREST NATIONAL BANK, EXCLUSIVELY.  
 I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I-A, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

REVISED MAY 11, 1998 TO SHOW FORM  
 REVISED MAY 12, 1998 TO SHOW SLAB  
 REVISED AUGUST 11, 1998 TO SHOW HOUSE  
 AND IMPROVEMENTS.



**LAUGHLIN  
 SURVEYING**

1300 SOUTH FRAZIER, SUITE 114, CONROE, TEXAS, 77301  
 Tel. (409) 788-2244 Fax (409) 788-2240

Date: February 19, 1998 Job # 98-763

McClain & Harrell - GF No. 98-02-174