

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

Date: 11-JUN-2019

GF No. 17006133

Name of Affiant(s): Paul D Jackson

Address of Affiant: 42 S Woodstock Circle Dr

Description of Property: LOT 40 Block 1, The Woodlands, Village of Panther Creek, Section 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 24 JAN 2018 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, replatings, 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

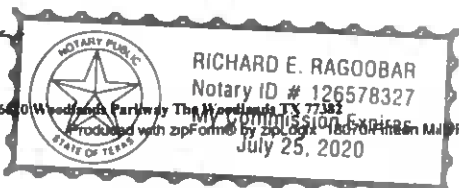
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

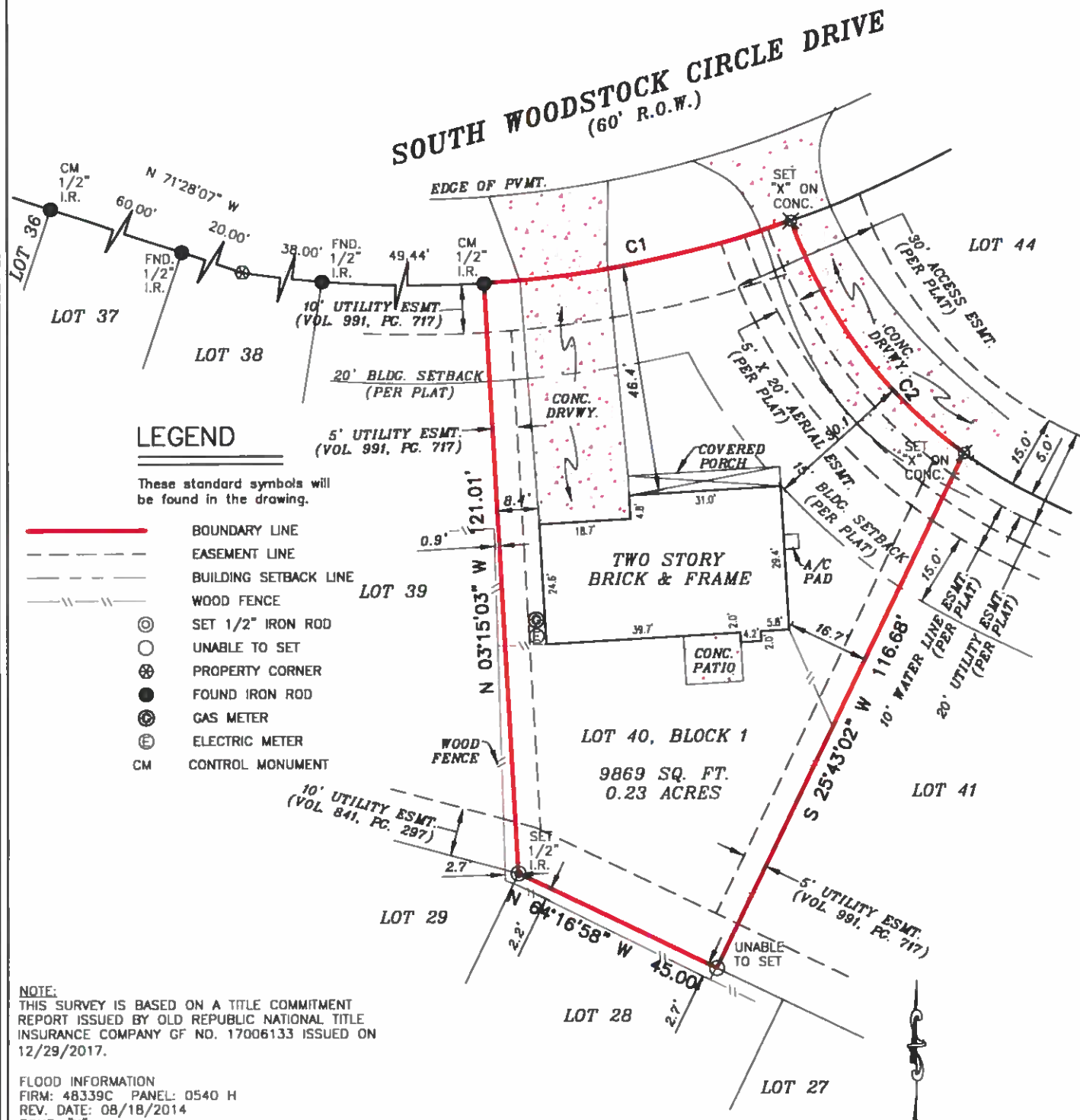
Paul Jackson

SWORN AND SUBSCRIBED this 11th day of June, 2019

Notary Public
Richard Ragoobar
(TXR-1907) 02-01-2010



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	64.19'	63.98'	N 78°45'14" E	15°59'26"
C2	100.00'	60.23'	59.33'	S 36°29'40" E	34°30'39"



NOTE:
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 17006133 ISSUED ON 12/29/2017.

FLOOD INFORMATION
FIRM: 48339C PANEL: 0540 H
REV. DATE: 08/18/2014
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY** and **USAA FEDERAL SAVING BANK** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Lot(s) **40**, Block **1**, **THE WOODLANDS, VILLAGE OF PANTHER CREEK, SECTION TWO** recorded in Cabinet **B**, Sheet(s) **101-A THROUGH 102-B**, of the Map/Deed and Plat Records of **MONTGOMERY** County, Texas, located in the **CADDO ALLEN SURVEY, A-45**.
Borrower: **PAUL D. JACKSON AND CYNTHIA MILDRED JACKSON**
Address: **42 S. WOODSTOCK CIRCLE DR., SPRING, TX 77381** GF No. **17006133**

LAND TITLE SURVEY

JOB NO.:	1712009026	NO.	REVISION	DATE
DATE:	01/02/18			
DRAWN BY:	MI/AV			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO DONALD MATT COOKSTON
PHONE NUMBER 512-276-2602

DONALD MATT COOKSTON R.P.L.S.
Registered Professional Land Surveyor
Registration No. **4733**

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SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: CABINET B, SHEETS 101-A THROUGH 102-B, MAP RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 841, PAGE 297, DEED RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 991, PAGE 717, DEED RECORDS, MONTGOMERY COUNTY, TEXAS VOLUME 1070, PAGE 51, DEED RECORDS, MONTGOMERY COUNTY, TEXAS CLERK'S FILE NO(S). 2000-000528, 2000-065606, 2002-004257, 2006-010841, 2009-116493, MONTGOMERY COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

342 Wilkens Ave., San Antonio, TX 78210

