

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

Date: _____ GF No. _____
Name of Affiant(s): Christopher David, Katlyn Baxley
Address of Affiant: 594 Orangewood Dr., Conroe, TX 77302
Description of Property: MOSSWOOD 02, LOT 212, 213
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 12/19/1996 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, replatlings, 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.



SWORN AND SUBSCRIBED this 24th day of July, 2019

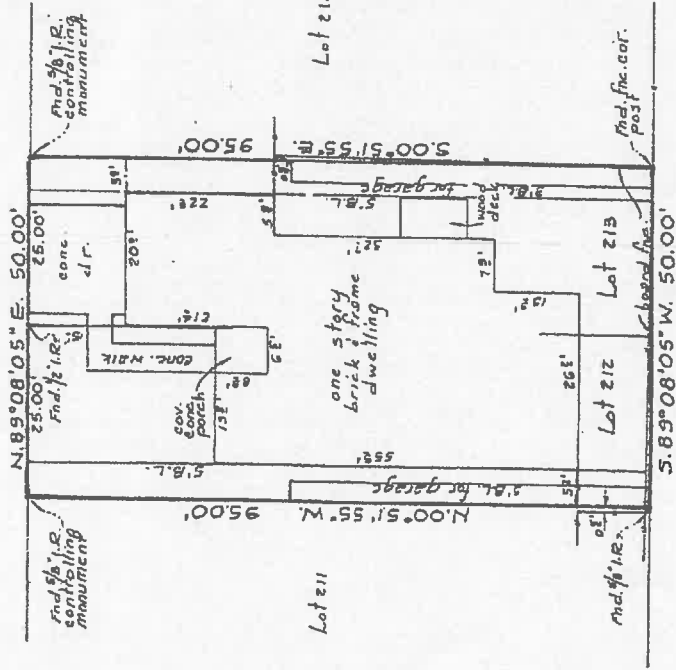
Martha Sanford
Notary Public

(TXR 1907) 02-01-2010



174390

ORANGEWOOD DRIVE



Note: Bearings are based upon the North line of Lots 212 & 213 per recorded plat.

Thomas Kowalik

LAND SURVEY
LOTS 212 & 213
MOSSWOOD, SEC. 2

A SUBDIVISION IN THE C. B. STEWART SUR., A-476

MONTGOMERY COUNTY, TEXAS
Scale: 1"=20'
Address: 594 Orangethorne Drive, Conroe, Texas 77304

REF: Cab.A.Sht.124 MAP RECORDS
Date: June 5, 2001

To Thomas A. Kowalik, Exclusively,
I hereby certify that this plat is a true representation of a ground survey made under my direct supervision, that there are no encroachments or overlapping of improvements, except as shown. This property lies within Zone X per F. I. R. M. Community Panel No. 49239C0389.F, effective December 19, 1996.

Jeffrey Moon
Registered Professional
Land Surveyor No. 4639

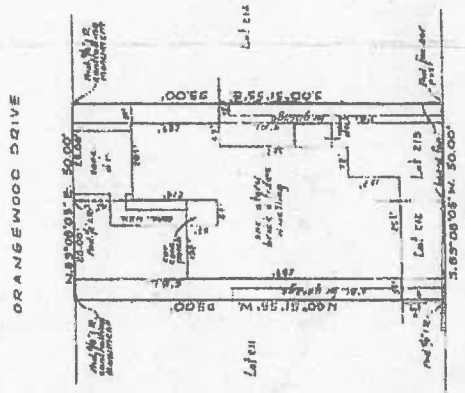
GF# 275163 File # 01-r-169 Book 96 Pg. 55
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
(936) 756-5266 Fax (936) 756-5281

PLAT MAP

Borrower: Christian Peterson Shannon Peterson
Property Address: 594 Orangewood Dr.
City: Conroe
Lender: American Southwest Mortgage Retail

File No.: R822308
Case No.: VP29290658
State: TX
Zip: 77302-8200

First American Title
5. CURT-Survey



NOTE: Bearings are based upon the North line of Lots 212 & 213 per recorded plat.

LAND SURVEY
LOTS 212 & 213
ORANGEWOOD, SEC. 7
A SUBDIVISION IN THE C. B. STROUT SUR., A-476
MONTGOMERY COUNTY, TEXAS REF. C.B. & B.L. 124 MAP RECORDS
Scale: 1"=20'
Address: 554 Orangewood Drive, Conroe, Texas 77308

To Thomas A. Korblik
I hereby certify that this plat is a true representation of a ground survey
I have surveyed and that there are no encroachments or
overlapping of improvements, except as shown. This property lies within
Zone X per F. I. R. M. Survey No. 63300112.
Effective December 19, 1997

THOMAS A. KORBLIK
Surveyor
No. 627
Professional
Land Surveyor No. 627

File # 81-2-163
JEFFREY MOON & ASSOC., INC. P. O. Box 2901 Conroe, TX 77305
(281) 758-2806 Fax (281) 758-2821

First American Title

FLOORPLAN SKETCH

Borrower: Christian Peterson, Shannon Peterson
Property Address: 594 Orangewood Dr.
City: Conroe
Lender: AmericanSouthwest Mortgage Retail

File No.: R822308
Case No.: VP29290658
State: TX
Zip: 77302-8200



Area Calculation			
Living Area	1594 ft²	First Floor	
Nonliving Area	100 ft²		
2 Car Built-In	440 ft²		
Total Living Area (rounded)	1694 ft²		
	148 x 278 x	1.00 =	1894 ft²
	78 x 188 x	1.00 =	378 ft²
	358 x 348 x	1.00 =	125 ft²
			3198 ft²