

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

Date: Sept 12, 2019 GF No. \_\_\_\_\_  
Name of Affiant(s): DENARD W YOUNG  
Address of Affiant: 114 Forest Elk Pl  
Description of Property: \_\_\_\_\_  
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 \_\_\_\_\_, 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 2010 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.

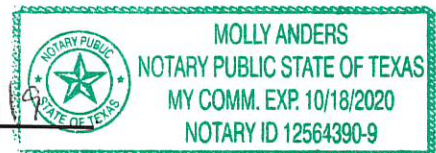
Denard W Young  
\_\_\_\_\_

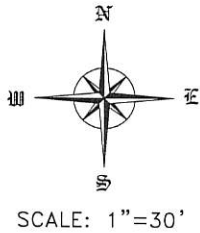
SWORN AND SUBSCRIBED this 12 day of September, 2019

Molly Anders  
\_\_\_\_\_

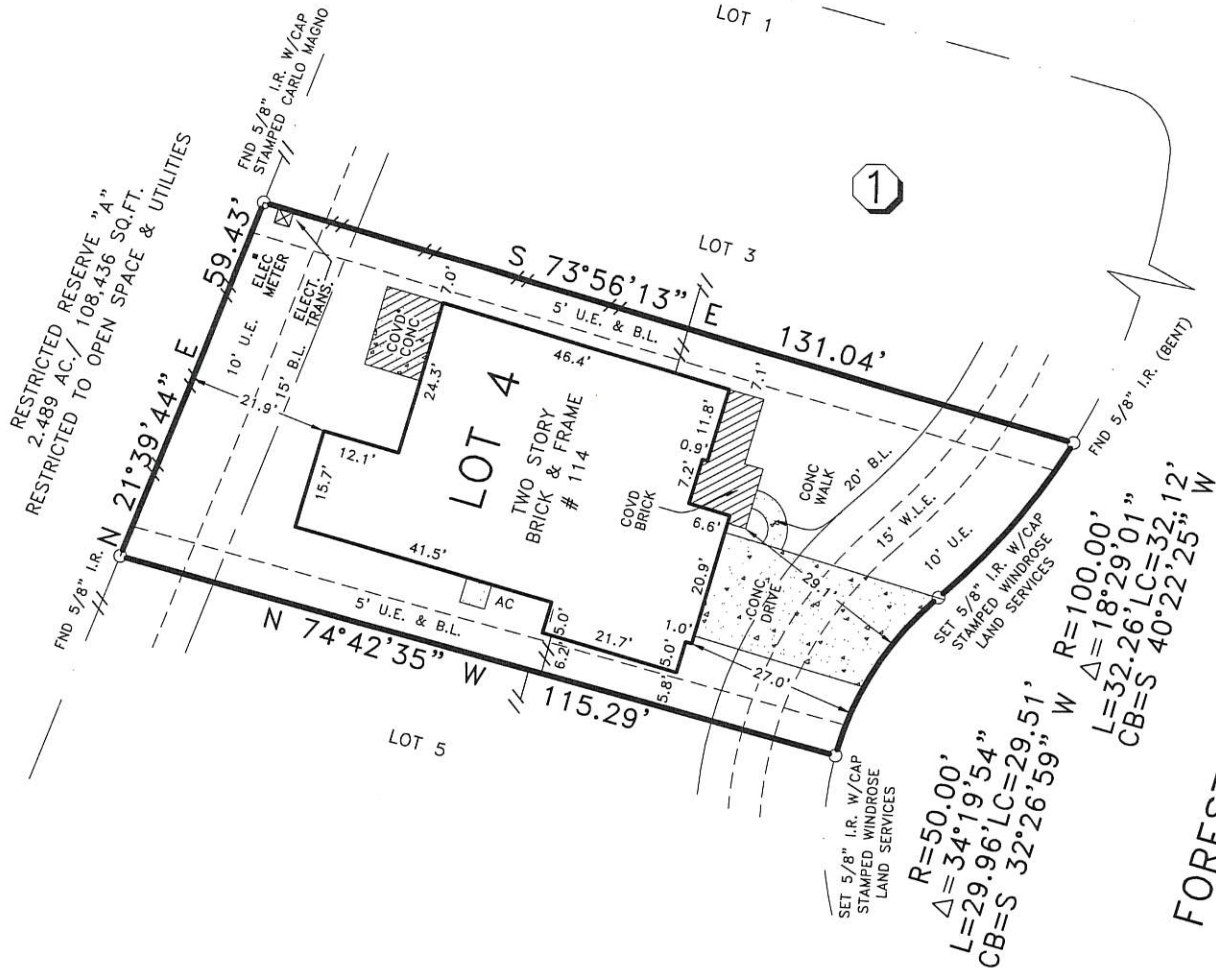
Notary Public

(TXR 1907) 02-01-2010





CLEARMONT PLACE  
(50' R.O.W.)



NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY CABINET Z, SHEETS 1410-1413 M.C.M.R. AND IN M.C.C.F. NOS. 2008091292, 2008100487, 2008116357, 2009079620, 2009080061 & 2009113399.
- 2) SUBJECT PROPERTY LIES WITHIN MONTGOMERY COUNTY M.U.D. NO. 113.
- 3) THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLUE INK.

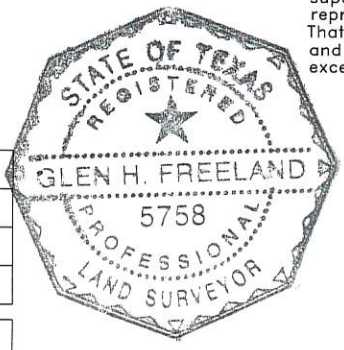
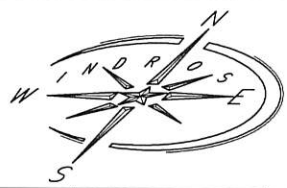
LEGEND

—//— — WOOD FENCE

BUYER'S ACKNOWLEDGMENT \_\_\_\_\_

THIS SURVEY IS NOT TO BE USED FOR FUTURE CONSTRUCTION PURPOSES. ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WINDROSE LAND SERVICES, INC. DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS SURVEY HAS BEEN PREPARED SOLELY FROM INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 150100201312339 EFFECTIVE 02-23-10.

LOT 4	BLOCK 1	SECTION 1	SUBDIVISION WOODFOREST		FLOOD NOTE  PER RECORDED PLAT OF WOODFOREST, SEC. 1, SUBJECT LOT IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
RECORDATION CABINET Z, SHEETS 1410-1413, M.C.M.R.		COUNTY MONTGOMERY	STATE TEXAS	SURVEY A-18	
LENDER CO. -		TITLE CO. DHI TITLE COMPANY			
ADDRESS 114 FOREST ELK PLACE			JOB NO. 46202		



I do hereby certify for this transaction only, that this survey under my supervision was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no visible encroachments apparent on the ground, except as shown, to the best of my knowledge.

*Glen H. Freeland*

**Windrose Land Services, Inc.**  
3628 Westchase  
Houston, Texas 77042  
Phone (713) 458-2282 Fax (713) 461-1151

FIELD WORK	06-17-10	CC
DRAFTED BY	06-18-10	TH
CHECKED BY	06-18-10	JB
KEY MAP NO.	249 B	
REVISION		
-	-	-
-	-	-

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**Professional Development Consultants**  
Land Surveying, Platting, Project Management, GIS Services