

Notarize

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

Date: 1-21-2020 GF No. _____
Name of Affiant(s): JOHN E. LIEVSAY + JEANNINE LIEVSAL
Address of Affiant: 123 GREENBRIAR MONTGOMERY TEXAS 77356
Description of Property: 123 Greenbriar, Montgomery, TX 77356
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 7-3-2017 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): 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.

Jeannine Lievsay
Jeannine Lievsay

SWORN AND SUBSCRIBED this 21 day of January, 2020

Nathali Rodriguez
Nathali Rodriguez

Notary Public
(TXR 1907) 02-01-2010



LEGEND:

RECORD DATA	(*****)
FOUND 3/4" IRON ROD	●
SET 1/2" IRON ROD	○
BUILDING LINE	B.L.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
WROUGHT IRON FENCE	- x - x -
WOOD FENCE	- - - - -
WATER METER	⊙
TELEPHONE BOX	⊕
CABLE TV BOX	⊗
ELECTRIC BOX	⊙

LINE	BEARING	DISTANCE
L1	N 32°49'36" E	32.45'
	(N 32°53'47" E)	(32.90')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	123.38'	94.37'	S 13°37'28" W	141°22'45"
		(122.80')			

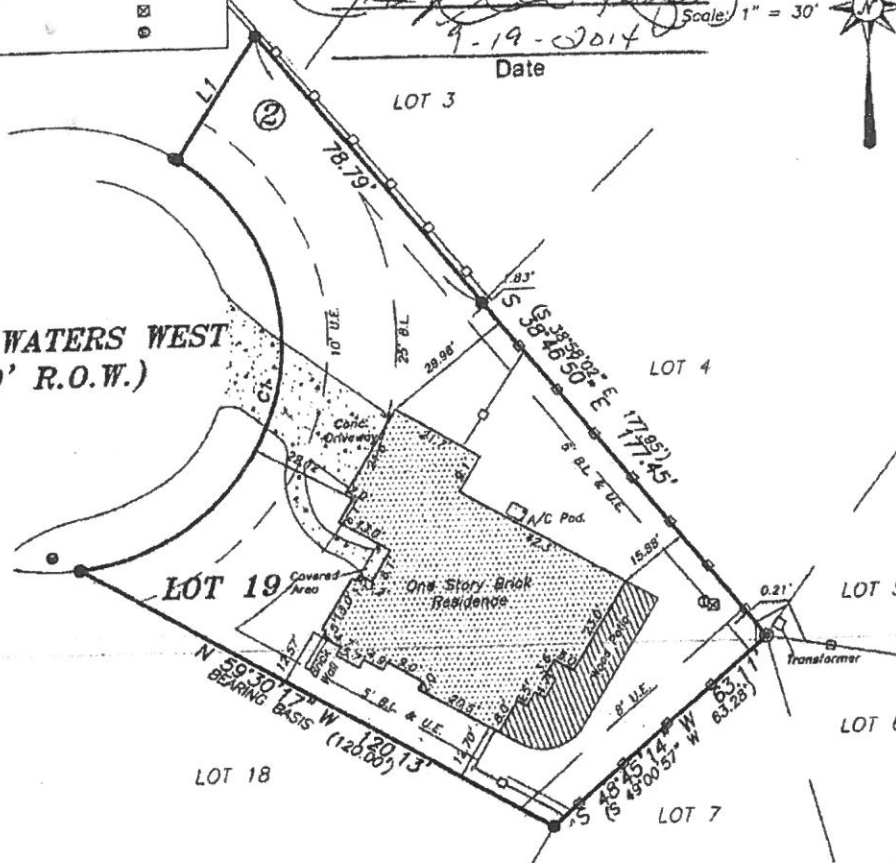
Survey Received
And Accepted By:

[Signature]
Date: 9-19-2014

Scale: 1" = 30'



**APRIL WATERS WEST
(50' R.O.W.)**



Notes:

- (1) The basis of bearing is the recorded plat.
- (2) This Survey correctly shows the location of easements, restrictions, and building set backs of records as listed in Stewart Title Company's, Schedule B, GF No. 1413569, Commitment issued on August 28, 2014.
- (3) The street address of the subject property is 123 Greenbriar Drive, Montgomery, TX 77356.
- (4) There is a strip of land dedicated for drainage purposes being a minimum of 15 feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs or other natural drainage courses in said subdivision as per the dedication page of the said recorded plat.
- (5) Property subject to aerial easements as outlined on the dedication page of the said recorded plat.
- (6) Each lot & the Common Areas shall be subject to a temporary easement for ingress, egress & encroachments & overhangs during & in connection with the construction of improvements on adjacent property, & a permanent easement for minor encroachments due to the settling of structures erected on adjacent lot, as per Vol. 857, Pg. 822 D.R.M.C.
- (7) Garage or other permitted accessory building located 40' or more from the front lot line may be a minimum distance of 3' from an interior side lot line, as per Vol. 857 Pg. 822. D.R.M.C.

Being Lot Nineteen (19), Block Two (2), of APRIL SOUND, Section Seven (7), a subdivision of 109.2900 acres of land situated in the William Atkins Survey, Abstract No. 3, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 165, of the Map Records of Montgomery County, Texas.



Steven E. Laughlin
R.P.L.S. # 5178

© 2014 **LAUGHLIN SURVEYING**

412 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS 77301
PHONE: (936)788-2244 FAX: (936)788-2240

TO FRANK R. McEMORE AND KELLY S. McEMORE, WESTSTAR MORTGAGE CORPORATION AND STEWART TITLE COMPANY, EXCLUSIVELY,
I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A, CONDITION III SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGEMENT" OF THE COPYRIGHT.

DATE: September 15, 2014 JOB # 14-240
Stewart Title Company - GF No. 1413569

[Handwritten signature]