

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

Date: February 1, 2020

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

Name of Affiant(s): Jack Moseley, Athena Moseley

Address of Affiant: 16946 Tableland Tr, Conroe Tx 77385

Description of Property: S720803 - MONTGOMERY CREEK RANCH 03, BLOCK 3, LOT 28

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 Montgomery, 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."): N/A

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 April 1, 2008 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

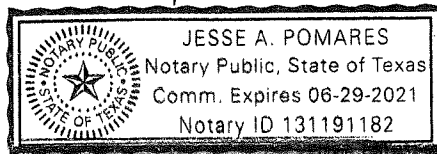
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Jack Moseley  
Jack Moseley  
Athena Moseley  
Athena Moseley

SWORN AND SUBSCRIBED this 1 day of February, 2020

\_\_\_\_\_  
Notary Public

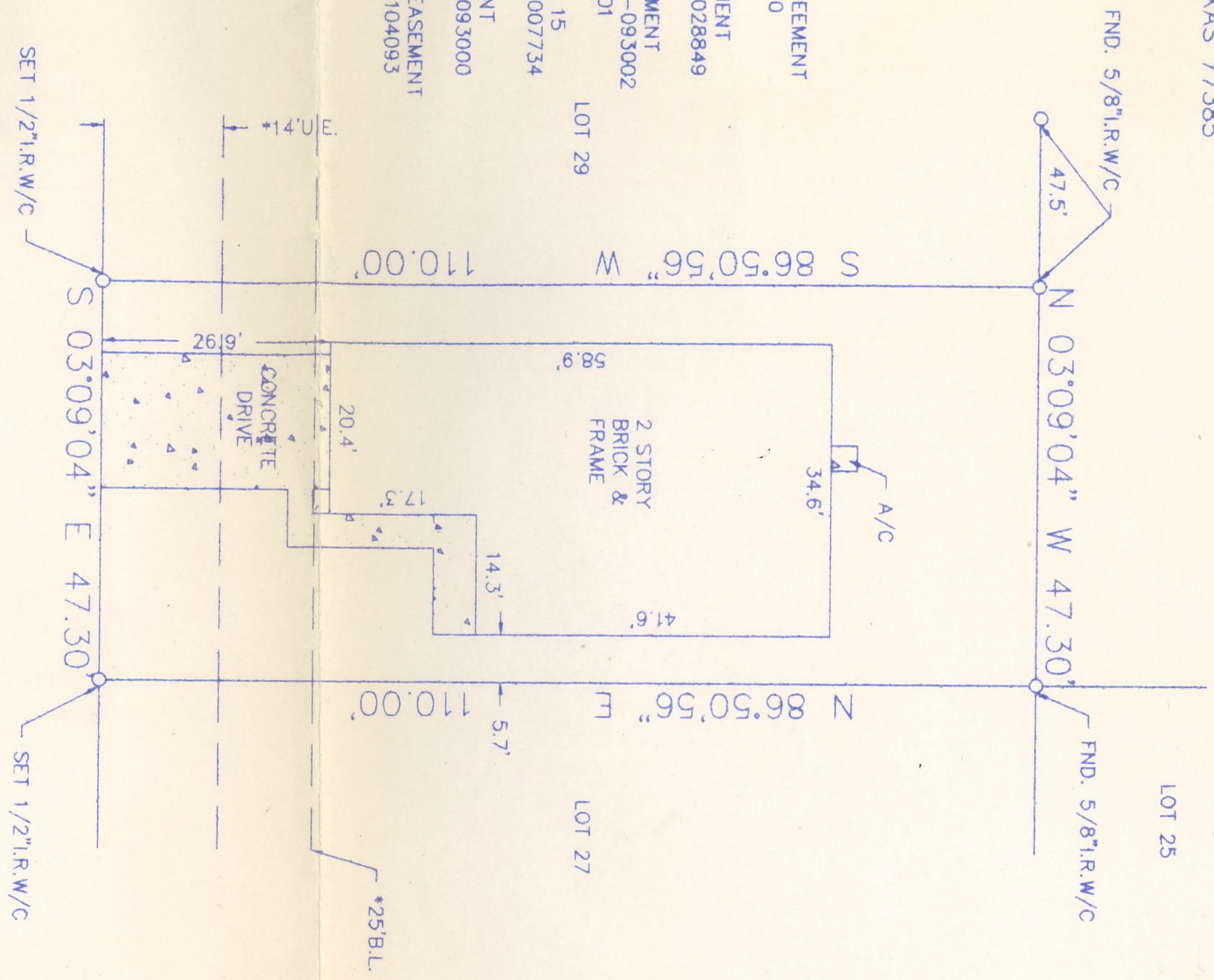


(TXR-1907) 02-01-2010

ANDREA ATHENA MOSELEY & JACK D. MOSELEY JR.  
 16946 TABLELAND TRAIL  
 CONROE, TEXAS 77385



CABLE T.V. AGREEMENT  
 C.F. NO. 8115710  
 M.C.R.P.R.  
 ENERGY EASEMENT  
 C.F. NO. 2005-028849  
 M.C.R.P.R.  
 DRAINAGE EASEMENT  
 C.F. NOS. 2006-093002  
 & 2006-0932001  
 M.C.R.P.R.  
 M.U.D. DISTRICT 15  
 C.F. NO. 2007-007734  
 M.C.R.P.R.  
 UTILITY EASEMENT  
 C.F. NO. 2006-093000  
 M.C.R.P.R.  
 STORM SEWER EASEMENT  
 C.F. NO. 2004-104093  
 M.C.R.P.R.

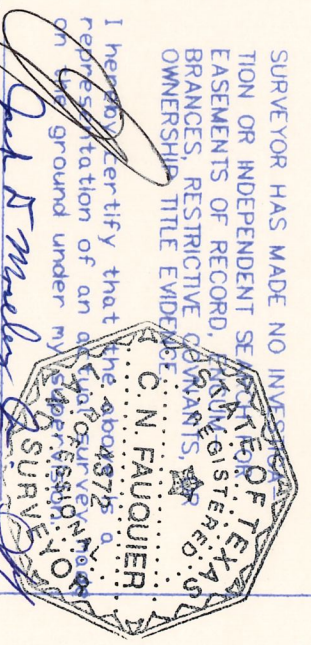


TABLELAND TRAIL  
 (\*60' R.O.W.)

ALL BEARINGS AS TO  
 PLAT, DEED, OR  
 ASSUMED.  
 ALL ABSTRACTING  
 BY TITLE COMPANY  
 THIS SURVEY CERTIFIED  
 FOR THIS TRANSACTION  
 ONLY.  
 GRAPHIC PLOTTING  
 ONLY AS TO FLOOD  
 DETERMINATION  
 SUBJECT TO ANY AND ALL  
 RECORDED AND UNRECORDED  
 EASEMENTS  
 SURVEY IS VALID ONLY IF PRINT  
 HAS ORIGINAL SEAL & SIGNATURE  
 OF SURVEYOR

SUBSURFACE AND ENVIRONMENTAL  
 CONDITIONS WERE NOT EXAMINED  
 OR CONSIDERED AS A PART OF THIS  
 SURVEY. NO STATEMENT IS MADE  
 CONCERNING THE EXISTENCE OF  
 UNDERGROUND OR OVERHEAD  
 CONTAINERS OR FACILITIES THAT  
 MAY AFFECT THE USE OR  
 DEVELOPMENT OF THIS TRACT

The above tract of land is not located in a 100-year flood as  
 to the National Flood Insurance Program, Community-Panel No.  
 48339C 0533F ZONE X. 12-19-96  
 The Surveyor is not responsible for final determination.



\* AS PER ANY AND ALL  
 PLAT © 2003 ZONING ORDINANCE UPDATE: 03-18-08 FINAL UPDATED 3-19-08

SUBDIVISION: MONTGOMERY CREEK RANCH SECTION: 3

LOT: 28 BLDCK: 3 G.F. NO. 1456-08-1207

SURVEY: N/A ABSTRACT NO: N/A

REF. V.  $2\frac{1}{2}''$  CABINET P. SHEETS M.R. DATE: 01-07-08

COUNTY: MONTGOMERY STATE: TEXAS SCALE: 1" = 20'

DRAWN BY:	U.S. SURVEYING COMPANY A Professional Land Surveying Company		JOB NO.
CMC	15031 Woodham Drive Suite 390 Houston, Texas 77073 (281) 443-9288	09-5027	