

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

Date: 02/21/2020

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

Name of Affiant(s): Andrew Heap, Stacy Heap

Address of Affiant: 9911 Wing St, Conroe, Tx 77385

Description of Property: S720803 - MONTGOMERY CREEK RANCH 03, BLOCK 7, LOT 16  
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 September 15, 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

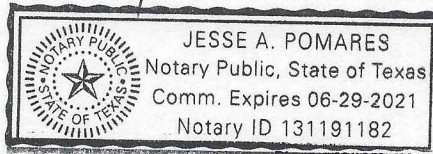
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Andrew Heap  
Stacy Heap  
Stacy Heap

SWORN AND SUBSCRIBED this 21 day of February, 2020

Notary Public Jesse A. Pomares



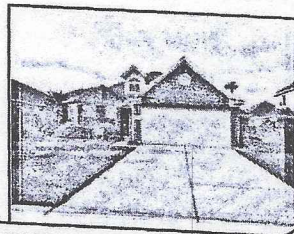
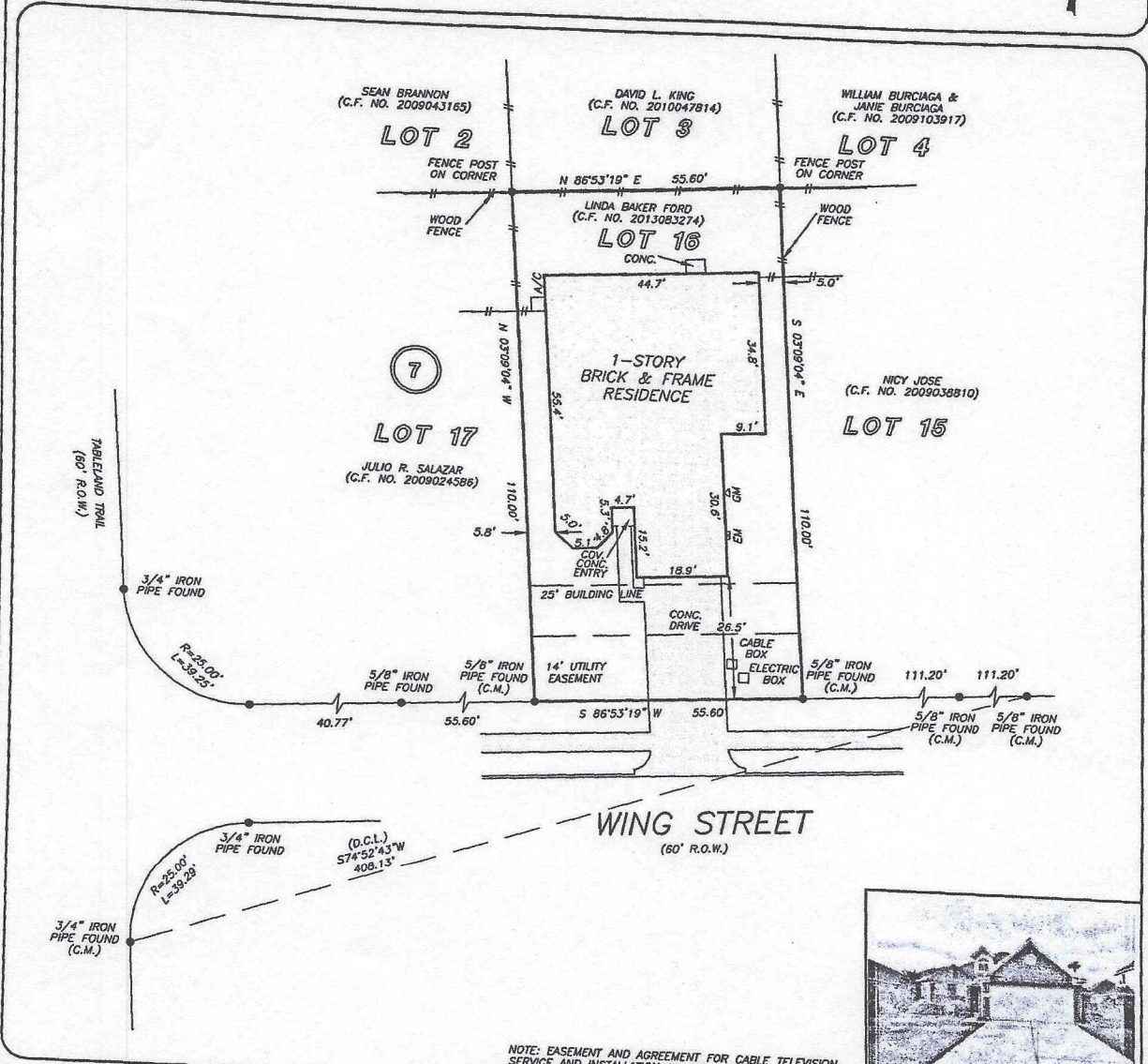
(TXR-1907) 02-01-2010

GF NO. 122001361 PROVIDENCE TITLE  
 ADDRESS: 9911 WING STREET  
 CONROE, TEXAS 77385  
 BORROWER: JOSPEH FESS AND SARAH FESS

# LOT 16, BLOCK 7 MONTGOMERY CREEK RANCH, SECTION 3

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET Z, SHEET(S) 659-661 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: EASEMENT AND AGREEMENT FOR CABLE TELEVISION SERVICE AND INSTALLATION AS PER M.C.C.F. NO. 8115710.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 43339C 0935 G MAP REVISION: 08/19/2014 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

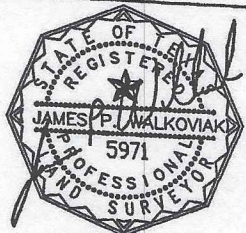
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CABINET Z, SHEET(S) 659-661, M.C.M.R.

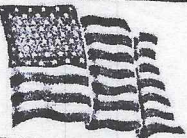
CERTIFIED TO JOSEPH FESS AND SARAH FESS, PROVIDENCE TITLE, AND CORE LENDING.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

JAMES P. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 16-02838  
 APRIL 11, 2016



DRAWN BY: AB



PROVIDENCE  
 TITLE  
 MARTY MILLER  
 281-305-4800



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 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700