

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 4/17/20

GF No. _____

Name of Affiant(s): PHILIP M OCHS, JULIE A OCHS

Address of Affiant: 27418 SHORES CT, SPRING TX 77386

Description of Property: BENDERS LANDING ESTATES 04, BLOCK 10, LOT 15

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 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): All road, new fence, front & back yard

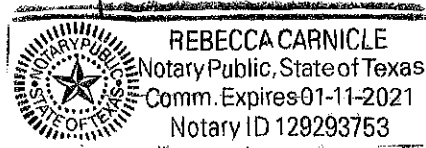
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

PHILIP M OCHS
JULIE A OCHS

SWORN AND SUBSCRIBED this 17th day of April, 2020

Notary Public



(TXR-1907) 02-01-2010

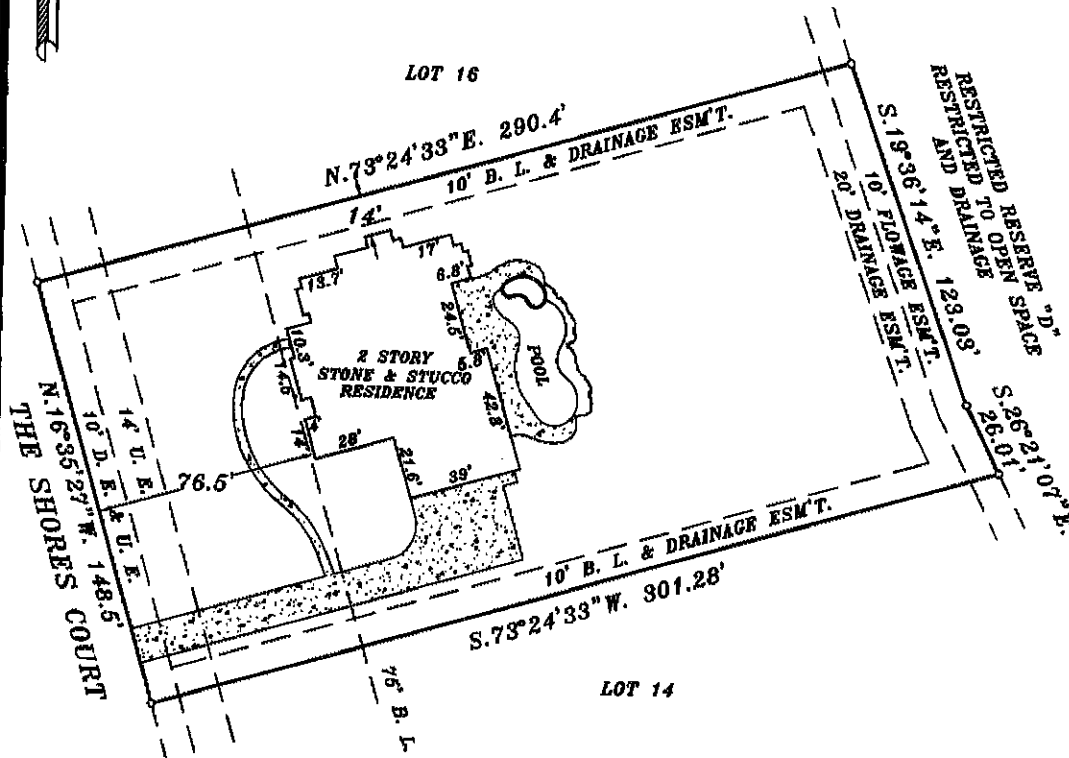
HOSKINS LAND SURVEYORS, INC.

14450 T.C. JESTER #130, HOUSTON, TEXAS 77014

PHONE 281-440-9236 FAX 281-893-9739

2007-835

NOTE: FND. 5/8" C.I.R. AT ALL POINTS.



NOTE: BEARINGS ARE BASED ON RECORDED PLAT.

PROPERTY SUBJECT TO:

1. RESTRICTIONS: CAB. Z, SHEET 346 M.C.M.R. & M.C.C.F. NOS. 2005080576, 2006066721 & 2006077213.
2. BLDG. LINES PER RECORDED PLAT AND/OR M.C.C.F. NO. 2005080576.
3. UNDERGROUND/OVERHEAD ELECTRIC SERVICE AGREEMENT - M.C.C.F. NO. 2006106588.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE DESIGNATED 100 YR. FLOOD PLAIN. NO DETERMINATION IS MADE AS TO WHETHER PROPERTY WILL OR WILL NOT ACTUALLY FLOOD.
FIRM PANEL NO. 480483 0705F
ZONE: "X" DATE: 12-19-96

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY ALAMO TITLE
CF# 07-41807838

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FINDINGS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON THIS DAY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE WERE NO APPARENT ENCROACHMENTS AT THE TIME OF THE SURVEY, UNLESS SHOWN OR NOTED OTHERWISE. SURVEY IS VALID FOR THIS TRANSACTION ONLY AND IS NON-TRANSFERABLE.

PLAT OF PROPERTY FOR
PHILIP M. & JULIE H. OCHS
AT 27418 THE SHORES COURT
LOT(S) 15 BLOCK 10
BENDERS LANDING ESTATES, SECTION 4
CABINET Z, SHEET 346 M.C.M.R.

SPRING, MONTGOMERY COUNTY, TEXAS

SCALE: 1"=60' DATE: MAY 11, 2007

FORM: AUG. 06, 2007

FINAL: APRIL 04, 2008

David Alan Hoskins

DAVID ALAN HOSKINS-TEXAS RPLS #4789
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