

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Matthew Stevenson and Ashley Stevenson

Address of Affiant: 3809 Tolby Creek Lane, Magnolia, TX 77354

Description of Property: S341104 - CIMARRON CREEK 04, BLOCK 2, LOT 13

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 6/2019 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 information which we do not disclose to the Title Company.

DocuSign ID: \_\_\_\_\_  
Signed by: Matthew Stevenson  
Ashley Stevenson

SWORN AND SUBSCRIBED this 29<sup>th</sup> day of June, 20 20.

Rene C. Wilson  
Notary Public

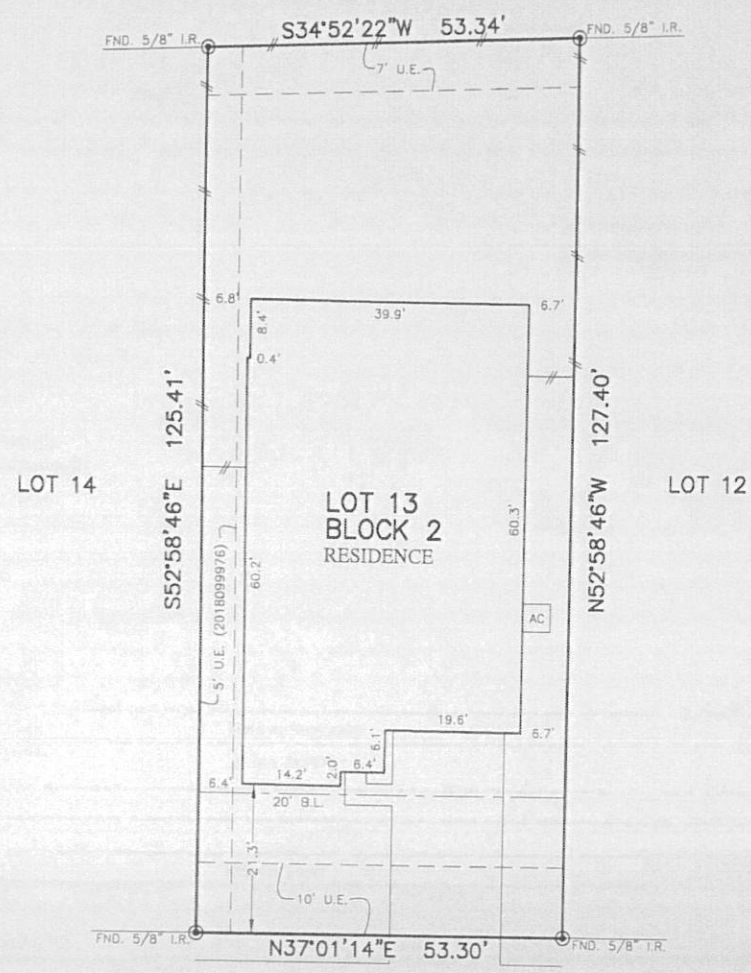


(TXR 1907) 02-01-2010



FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	○ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	O.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	○ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	○ WATER VALVE	○ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	○ FIRE HYDRANT	⊠ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	○ MONUMENT	⊠ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE	○ I.R. IRON ROD	⊠ WATER METER	⊠ MANHOLE & INLET
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	○ I.P. IRON PIPE	○ GUY ANCHOR	

CIMARRON CREEK SEC. 3  
CAB. Z. SHT. 3203 M.C.M.R.



*\* Alan*  
*6/21/19*

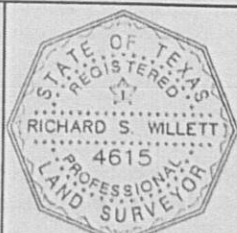
3809  
TOLBY CREEK LANE  
(50' R.O.W.)

PLAT OF SURVEY  
SCALE: 1" = 20'

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. ALLPOINTS LAND SURVEY, INC IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
  3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 19-074291.
  4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 201806694.

FOR: KB HOME  
ADDRESS: 3809 TOLBY CREEK LANE  
ALLPOINTS JOB#: KB169268 BY: DH  
G.F.: 19-074291  
JOB:

LOT 13, BLOCK 2,  
CIMARRON CREEK, SECTION 4,  
CAB. Z, SHT. 5247-5248, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 2ND DAY OF JUNE, 2019.

*RSW*

FLOOD ZONE: X  
COMMUNITY PANEL:  
48339C0505G  
EFFECTIVE DATE: 8/18/2014  
LOMR: DATE:

"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

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