

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

Date: 9/09/20 GF No. \_\_\_\_\_

Name of Affiant(s): Shawn Nitcher

Address of Affiant: 77 N Bay Blvd, Spring, TX 77380-1069

Description of Property: S969806 - WDLNDS LAKE WOODLANDS EAST SHORE 06 (AMENDING PLAT NO 1), BLOCK 1, LOT 2  
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 \_\_\_\_\_ 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): \_\_\_\_\_

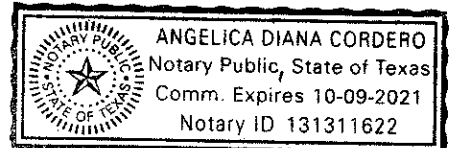
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Shawn C. Nitcher

Shawn C. Nitcher



SWORN AND SUBSCRIBED this 09 day of September, 2020

Angelica Cordero  
Notary Public



**NORTH BAY BOULEVARD (100' R.O.W.)**

**THE WOODLANDS  
VILLAGE OF GROGAN'S MILL  
LAKE WOODLANDS EAST SHORE  
SECTION 6, BLOCK 2  
AMENDING PLAT No. 1  
CAB. 2, SHEET 1454, M.C.M.R.**

**LEGEND**

- wn = water meter
- mh = manhole
- cbl = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- BL = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County  
Dead Records
- M.C.M.R. = Montgomery County  
Map Records

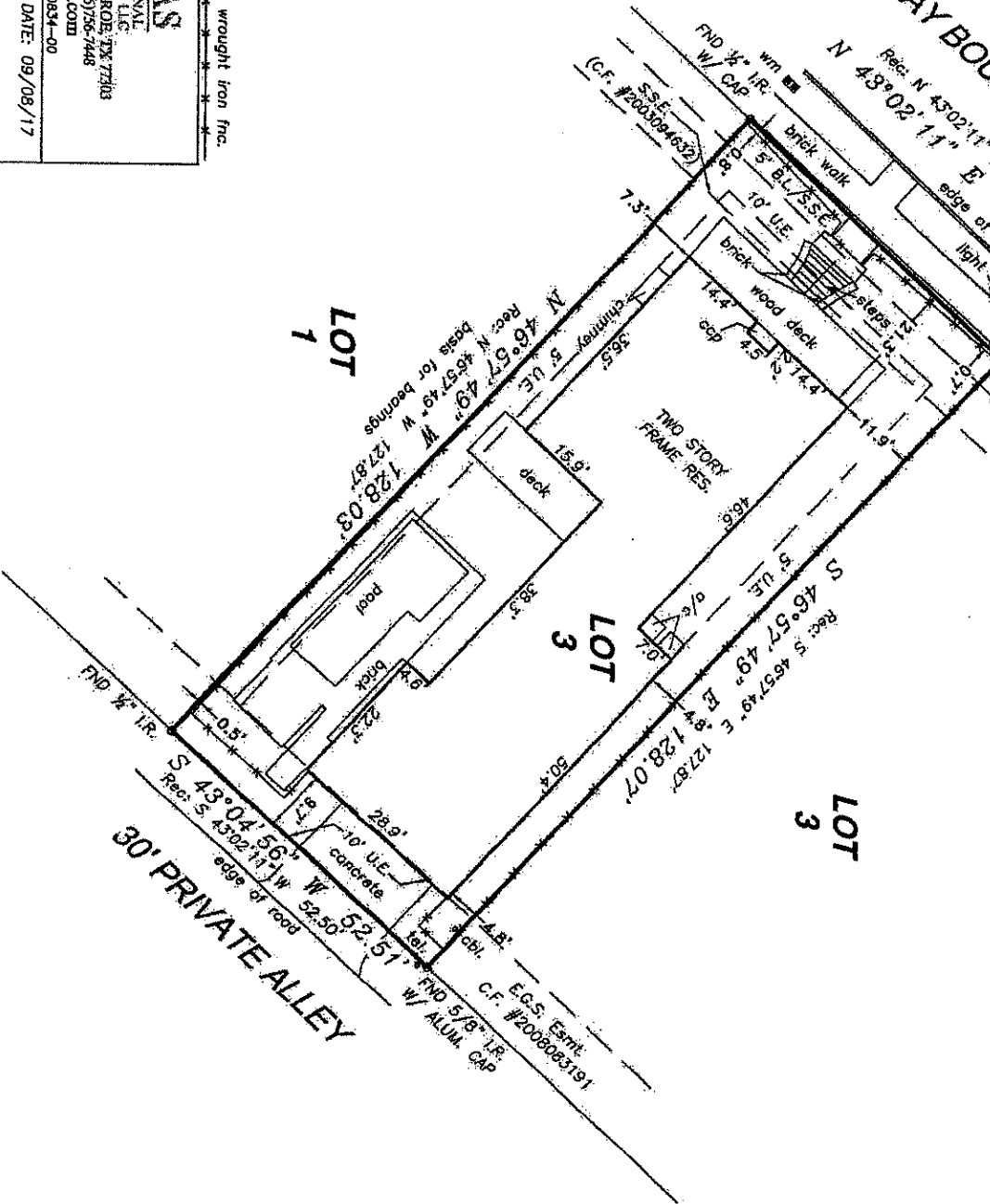
wrought iron fnc.



3032 N. FREAZIER STREET, CONROE, TX 77383  
PH (936)756-7447 FAX (936)756-7448  
WWW.SURVEYINGINTEXAS.COM

FIRM REGISTRATION No. 100834-00

PROJECT NO. C281-257  
Key Map 251G  
DRAWING DATE: 09/08/17  
REVISED:  
DRAWN BY: CDF



BOUNDARY & IMPROVEMENT  
SURVEY  
FOR: SHAWN NITCHER  
77 NORTH BAY BOULEVARD  
THE WOODLANDS, TEXAS 77380

BEING ALL OF LOT 2, BLOCK 1, OF THE WOODLANDS,  
VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST,  
SHORE, SECTION 6, AMENDING PLAT NO. 1, AS RECORDED  
IN CABINET 2, SHEET 1454 OF THE MAP RECORDS OF  
MONTGOMERY COUNTY, TEXAS.

Record data as shown hereon was fully relied upon and  
taken from a Commitment for Title Insurance issued by  
the following qualified provider:  
Chicago Title Ins. Co.  
G.F. No. C1117679051  
Effective date: 07/28/17

The Subject Tract(s) as shown hereon may be subject to the  
following restrictive covenants of record:  
Subject to applicable restrictive covenants listed under items  
1 & 10 of SCHEDULE B of said Title Commitment.  
Those as per Cdb. Z, Sheet 1454, M.C.M.R.

- 1) Utility easmt. restrictions per Vol. 841, Pg. 297 & Vol. 1038,  
Pg. 51, M.C.D.R.
- 2) Easmt(s) to E.G.S. per C.F. #2008083184 & 2008083191,  
OPRMCT.

-Survey is valid only if print has original signature of surveyor  
on it. Declaration is made to original purchaser of this survey.  
It is not transferable to additional institutions or subsequent  
owners.

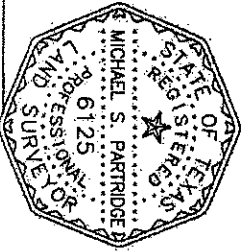
-Surveyor has not performed a complete abstract  
of subject property and does not certify to easements or  
restrictions not shown. Check with your local governing agencies  
for any additional easements, building lines, or other  
restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X, and does  
not appear to lie within the 100-year flood plain, according to  
the F.E.M.A. Flood Insurance Rate Map, Community Panel  
48339C 0540 H, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes  
no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground  
under my supervision and that this survey meets the minimum  
standards of practice as approved by the Texas Board of  
Professional Land Surveying.

Date of Survey: 09/07/17 JMM



Michael S. Partridge  
Registered Professional Land Surveyor No. 6125