

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

Date: 9/18/2020 GF No. \_\_\_\_\_  
Name of Affiant(s): Marsha Capen  
Address of Affiant: 20 Marseille, Montgomery, TX  
Description of Property: Bentwater ley, Block 6, Lot 4  
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 8/12/16 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, replatting, 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

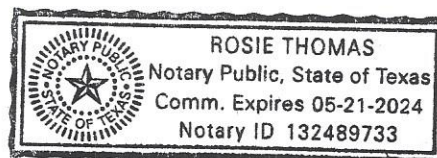
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

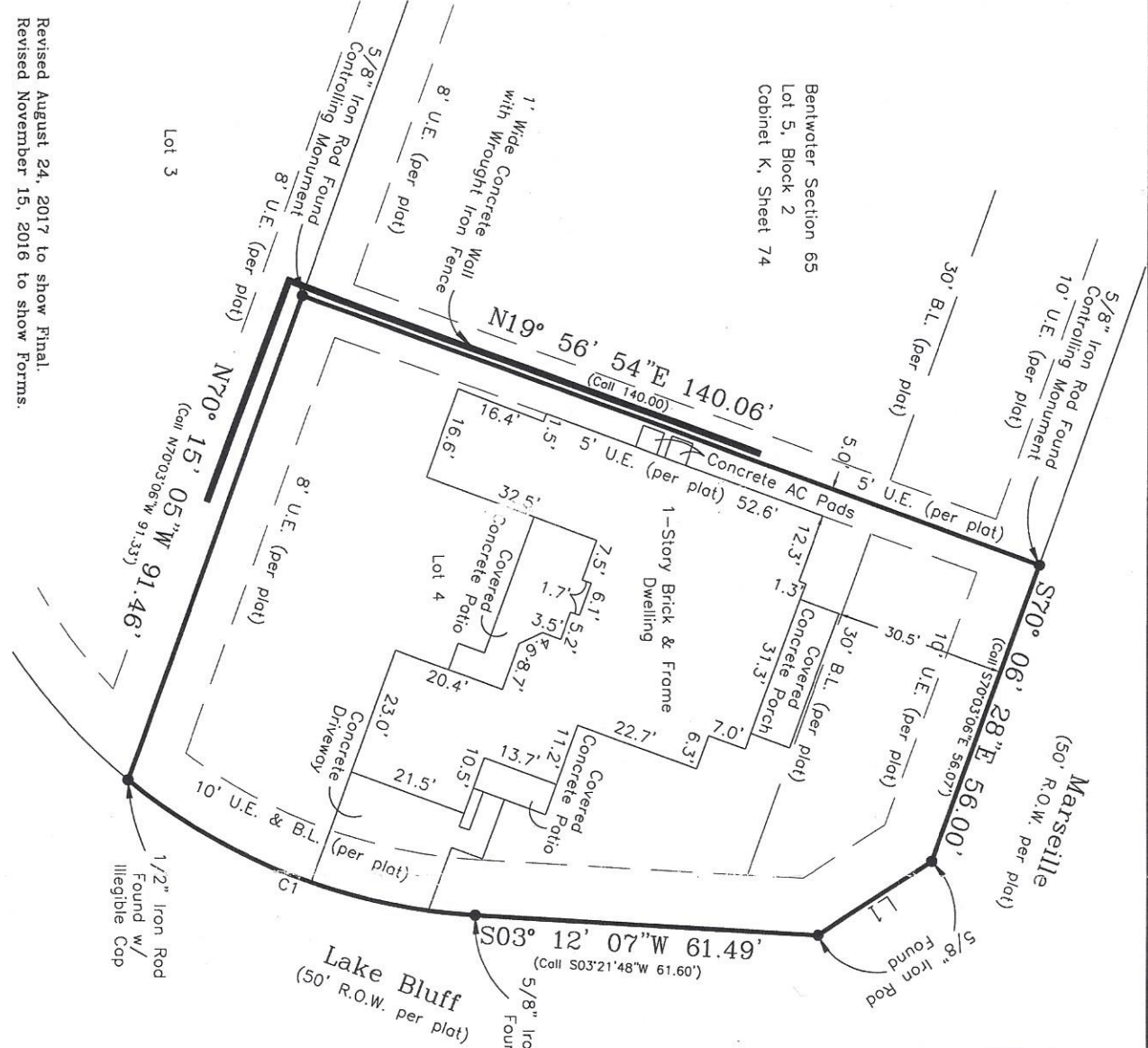
Marsha Capen

SWORN AND SUBSCRIBED this 18<sup>th</sup> day of September, 2020.

Rosie Thomas

Notary Public  
(TAR 1907) 02-01-2010





Line Table			
Line #	Direction	Length	Call Bearing and Distance
L1	S33° 16' 57"E	24.07	S33° 20' 29"E 24.05

Curve Table					
Curve #	Radius	Delta	Length	Call	Chord Bearing and Distance
C1	108,000	35°52'21"	67.62	67.71	N21° 16' 54"E 67.62

Notes:  
 1) Bearings are based upon the West line of Lot 4.  
 2) This survey was done without the benefit of a Title Report that would, reflect any Easements, Building lines, or other Restrictions.

LAND SURVEY  
 LOT 4, BLOCK 6  
 BENTWATER, SECTION 64  
 A SUBDIVISION IN THE OWEN SHANNON SURVEY, A-36,  
 MONTGOMERY COUNTY, TEXAS REF. CAB. J. SHT. 23, MAP RECORDS  
 Scale: 1" = 20'  
 Date: August 12, 2016 (Revised)  
 Address: 20 Marselle, Montgomery, Texas 77356

To Creative Castles Exclusively,  
 I hereby state that this plat is a true representation of a ground survey made under my direct supervision.  
 All rights reserved Copyright 2016 Jeffrey Moon & Assoc.

Jeffrey Moon  
 Registered Professional  
 Land Surveyor No. 4639



GF# \_\_\_\_\_ File # 16-T-84 Book 118 Page 15  
 JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Comroe, TX 77305  
 T.B.P.L.S. Firm No. 10112200 (936) 756-6266 Fax (936) 756-6281

Revised August 24, 2017 to show Final.  
 Revised November 15, 2016 to show Forms.