

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

Date: November 7, 2020 GF No. _____

Name of Affiant(s): Timothy K. Hinchman, Amy L. Hinchman

Address of Affiant: 73 N. Bay Boulevard, The Woodlands, TX 77380

Description of Property: Lot 3, Block 1, East Shore, Section 6
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 2-24-15 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.

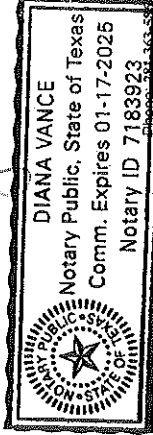
Timothy K. Hinchman
Amy L. Hinchman

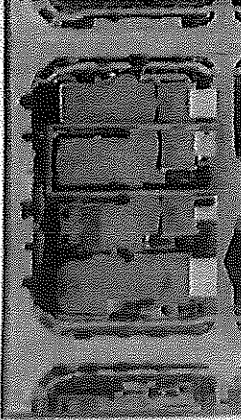
Amy L. Hinchman

SWORN AND SUBSCRIBED this 14th day of January, 2021

Notary Public
Diana Vance

(TXR-1907) 02-01-2010

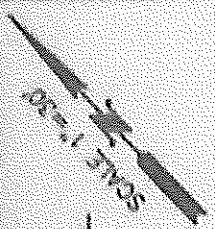




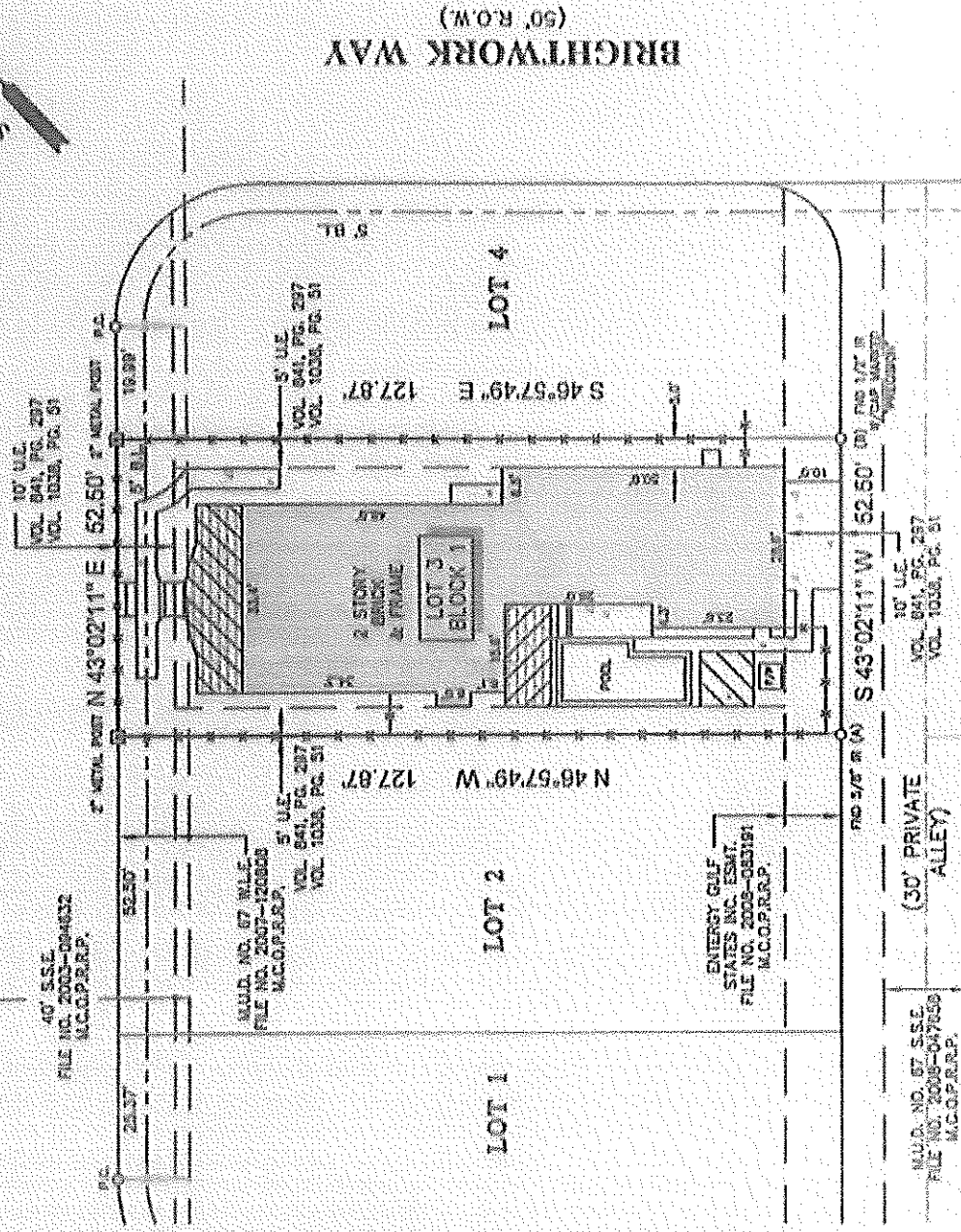
TITLE COMPANY

TEXAS AMERICAN TITLE COMPANY

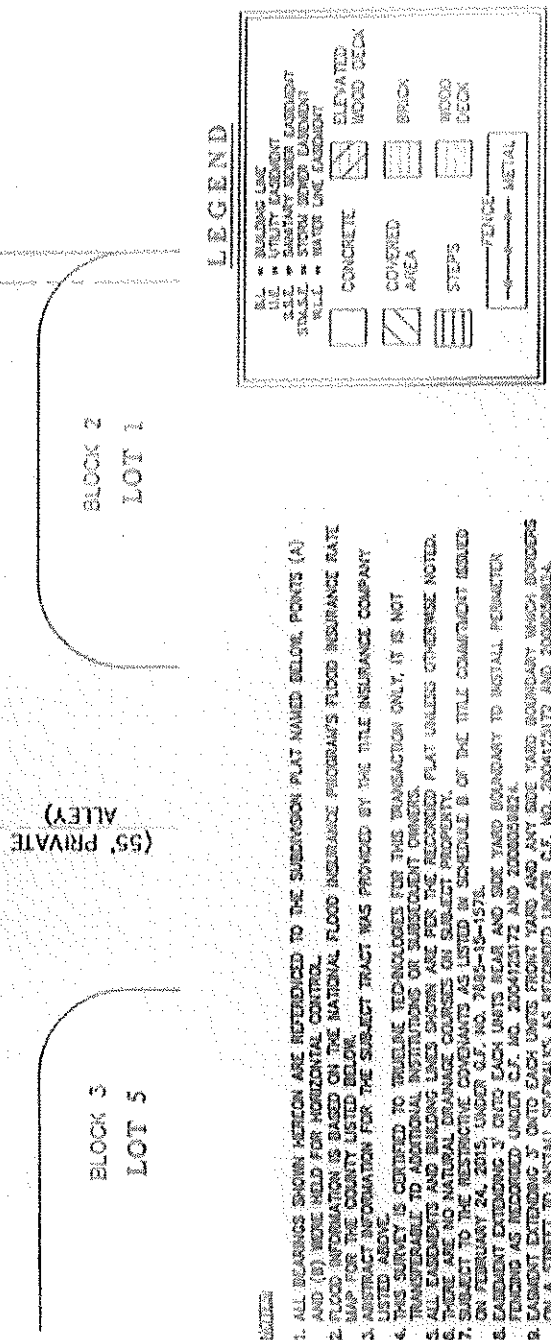
ISSUE DATE: 2-24-15



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



BRIGHTWORK WAY
(50' R.O.W.)

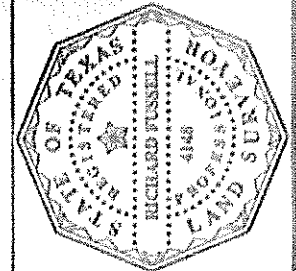


LEGEND

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CONDUCTED TO UTILIZE TECHNOLOGIES FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND EMBLEMED LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 24, 2015, UNDER C.F. NO. 7885-18-1578.
8. EASEMENT EXTENDING 3' UNDER EACH UNIT, NEAR AND SIDE YARD BOUNDARY TO INSTALL PERIMETER FENCING AS REQUIRED UNDER C.F. NO. 2014010173 AND 200808074.
9. EASEMENT EXTENDING 3' UNDER EACH DRIVE FRONT YARD AND ANY SIDE YARD BOUNDARY WHICH BORDERS ON A STREET TO INSTALL SURFPLACES AS REQUIRED UNDER C.F. NO. 2004020172 AND 200808074.

PROJECT: A LAND TITLE SURVEY OF LOT 3, IN BLOCK 1, OF THE WOODLANDS, VILLAGE OF GROGAN'S MILL LAKE, WOODLANDS EAST SHORE, SECTION 6, AMENDING PLAT NO. 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 1454 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

CLIENT: TIMOTHY K. HINCHMAN AND AMY LYNNE HINCHMAN
 ADDRESS: 73 NORTH BAY BOULEVARD
 FLOOD ZONE: "Y"
 FLOOD MAP#: 48339C 0540 H
 FLOOD MAP COUNTY: MONTGOMERY
 FLOOD MAP DATE: 5-18-14
 www.survey1inc.com
 survey1inc.com
 P.O. Box 2545 • AKA, TX 77812
 (281) 285-1382 • Fax (281) 285-1383



DIRECTOR'S CERTIFICATE: THIS PLAN REPRESENTS THE FACTS AS SET FORTH BY THE SURVEYOR AND THE PLAN IS THE PROPERTY OF THE SURVEYOR. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OF RECORD AFFECTING THIS PLAN AS SHOWN.

DATE: 2-24-15
 DRAFTER: MC
 FIELD CREW: JWSB
 JOB#: 3-34594-15
 DATE: 3-19-15