

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

Date: 12/1/2020 GF No. _____
Name of Affiant(s): Gari J. Scott
Address of Affiant: 1414 Sander Dr. Spring, TX. 77386
Description of Property: IMPERIAL OAKS 09, BLOCK 6, LOT 38, PHASE 4 REPLAT H-168B
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:

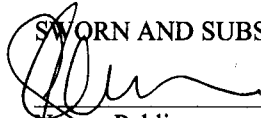
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 2/27/2006 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.

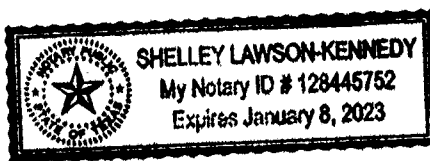
EXCEPT for the following (If None, Insert "None" Below:)

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.

none
none

SWORN AND SUBSCRIBED this 1 day of December, 2020.


Notary Public
(TXR 1907) 02-01-2010





TRI-TECH SURVEYING CO, INC.

5320 GULFTON - SUITE #1 HOUSTON, TEXAS 77081
PHONE: (713) 667-0800



1414 JANDER DRIVE (60.00' R.O.W.)

N-86°-16'-10"-E ~ 40.97'

FND 5/8" I.R.

FND 1/2" I.R.

L=39.57'
R=25.00'

20' B.L.

FND 1/2" I.R.

N-03°-43'-50"-W ~ 105.00'

S-03°-03'-17"-E ~ 79.71'

PERICAN DRIVE (60.00' R.O.W.)

ONE STORY BRICK & FRAME RESIDENCE

LOT 38

LOT 37

FND 5/8" I.R.

S-86°-16'-10"-W ~ 65.03'

FND 1/2" I.R.

X *[Signature]*
X *Rachelle Walker*

(A) CONC PAD ENDOACHING 0.2' INTO B' U.E. (AS SHOWN)

(=) 5' B.L. ALONG THE INTERIOR P.L. PER C.F. #844888 R.P.R.H.C.TX.

LEGEND	
	CONCRETE
	COVERED
	ASPHALT
	IRON FENCE
	WOOD FENCE
	CONTROLLING MONUMENT
	CHAIN LINK FENCE

NOTE: SUBJECT PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY. BEARINGS SHOWN REFERENCED TO: N-88°-16'-10"-E ALONG JANDER DRIVE

I, the undersigned registered professional land surveyor, do hereby certify that the plot shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land indicated below, according to the map or plot thereof, indicated below. There are no visible or apparent encroachments unless shown, and all improvements are shown hereon the date of this survey.

SURVEY PLAT SHOWING

LOT 38 BLOCK 6 OF IMPERIAL OAKS SECTION 9 PHASE
RECORDED IN CAD 1 SHEET 158A & 158B MAP RECORDS MONTGOMERY

BORROWER: MICHAEL CAED WALKER AND ROSE MARY WALKER
TITLE COMPANY: STEWART TITLE CO. G.F.# 97400303

100 YEAR FLOOD INFORMATION F.I.R.M.# 48339C PANEL# 0543F ZONE "X" REVISED 12-19-96
DATE: R-17-97 SCALE: 1"=20' JOB NO. RA437-97

drawn by: S. NGUYEN

