

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

Date: 1-8-21 GF No. _____
Name of Affiant(s): Richard Falco
Address of Affiant: 15448 Pin Oak Drive, Conroe, TX 77384
Description of Property: Pin Oak Drive, Conroe, TX 77384
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 2008 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.

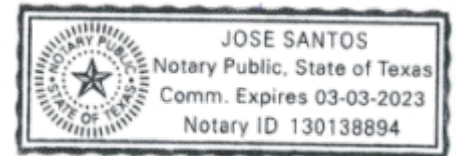
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Richard Falco

SWORN AND SUBSCRIBED this 08 day of JANUARY, 2021.

Jose Santos

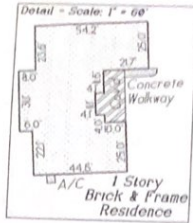
Notary Public
(TXR 1907) 02-01-2010



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	107° 36' 33" (Deed - 106° 36' 36")	50.00'	93.91' (Deed - 92.73')	68.33'	80.70' (Deed - 80.00')	S 04° 17' 58" W (Deed - South)
LINE	BEARING	DISTANCE				
L 1	S 01° 06' 34" E (Deed - SOUTH - 107.06')	106.44'				

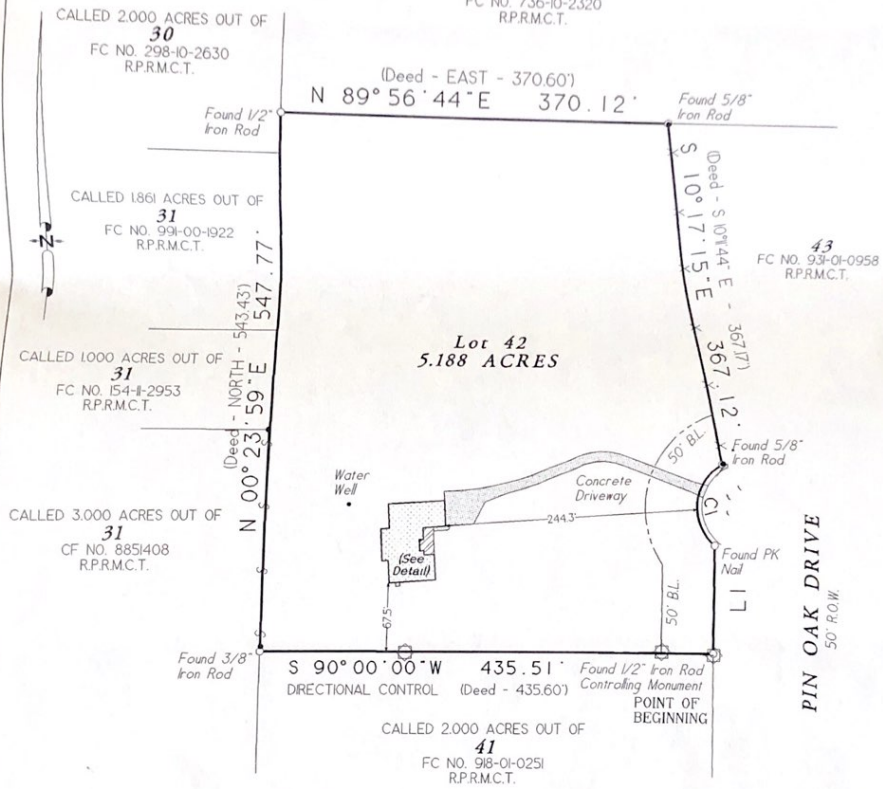
Notes:
 1. Basis of bearings: Recorded Deed
 2. Survey performed without the benefit of a title report and may be subject to easements and/or restrictions not shown.

BL - BUILDING LINE
 -X- - WIRE FENCE
 -S- - CHAIN LINK FENCE
 O - POWER POLE



This property lies within ZONE 'X' & 'AE' as SCALED from FEMA Map Panel Number 48339C050-F dated December 12, 1996.
 THIS MEANS ALMOST ALL OF SUBJECT PROPERTY SCALES WITHIN THE 100 YEAR FLOOD PLAIN.
 This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

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 FC NO. 736-10-2320
 R.P.R.M.C.T.



Being a 5.188 acre tract of land situated in the John N. Thomas Survey, Abstract Number 549, of Montgomery County, Texas, also known as Lot 42, of BIG TREE ESTATES, Section 2, an unrecorded subdivision; and being the same land called 5.189 acres as described in deed recorded in Film Code Number 097-01-2075, of the Real Property Records of Montgomery County, Texas; said 5.188 acres being more particularly described by metes and bounds attached.

Date: January 14, 2008	GF No. N/A
Job No. 08-0011	Scale: 1" = 120'
Address: 15448 Pin Oak Drive	Drawn By: BLP
City, State: Conroe, Texas	Zip: 77384 Rev: 0



Certified To: Michael Falco
 Client: Michael Falco

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 'A' CONDITION III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

Steven L. Crews RPLS # 4141

C & C Surveying, Inc.

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