

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

Date: 12/07/2020 GF No. _____
Name of Affiant(s): Nicholas Cars Eileen C. Wojhan
Address of Affiant: 38 Currymead Pl The Woodlands TX 77382
Description of Property: House
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 03/2220 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.

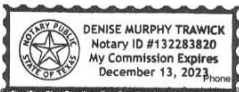
EXCEPT for the following (If None, Insert "None" Below): _____

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.

Nicholas Cars Eileen C. Wojhan

SWORN AND SUBSCRIBED this 7th day of January 2021
Denise Murphy Trawick
Notary Public

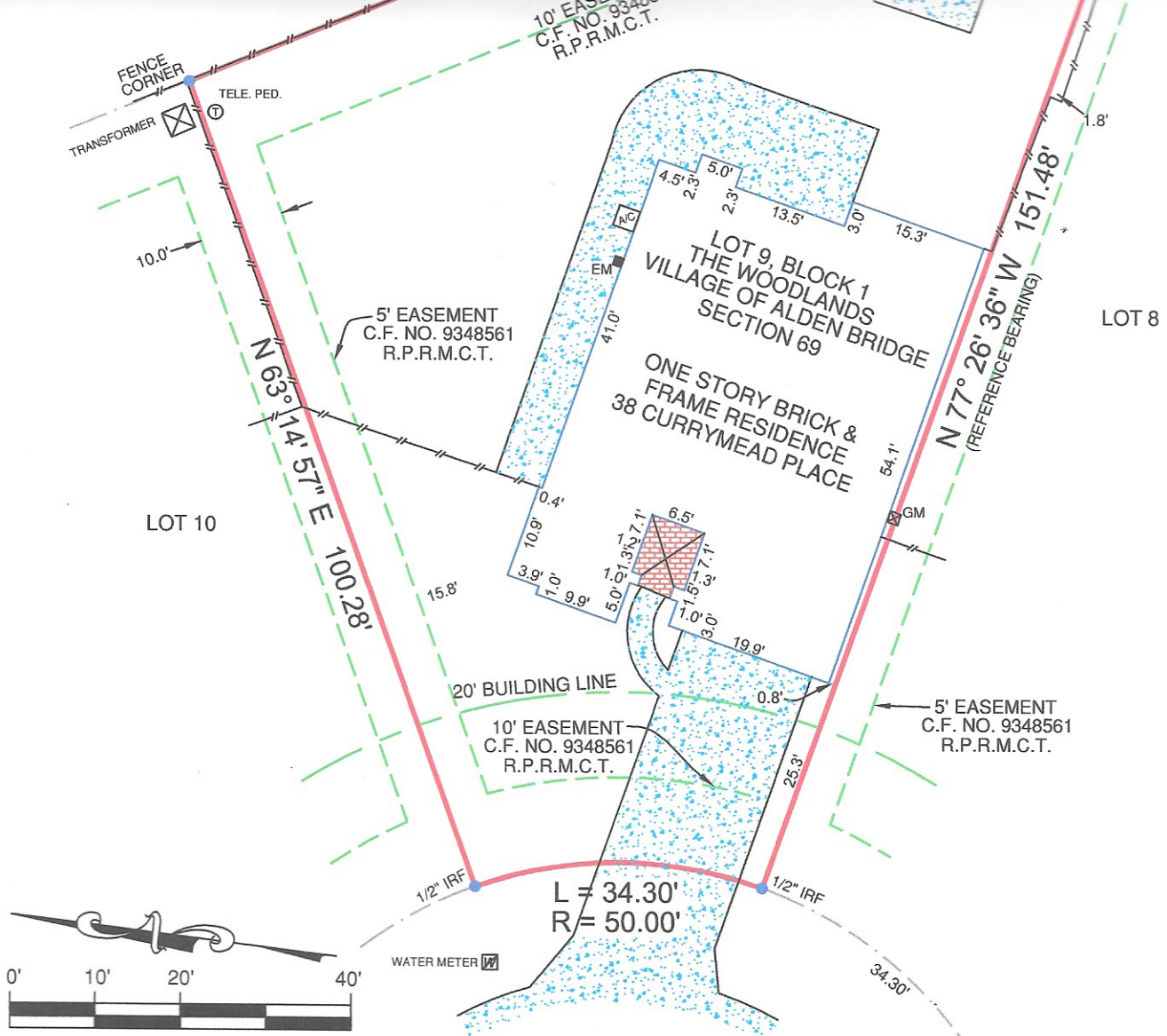


(TXR-1907) 02-01-2010

RE/MAX Integrity, 19510 Kaykendahl Spring TX 77379
Oleta Furse

Produced with Lore Wolf Transac... Phone 333317171 Fax: ...
Ontario, Canada N1T 1J5 www.hwolf.com

10' EASEMENT
C.F. NO. 9348561
R.P.R.M.C.T.



CURRYMEAD PLACE

(50' R.O.W.)

LEGEND:

—x—x—	WIRE FENCE	ASPHALT =	
—o—o—	CHAINLINK FENCE	CONCRETE =	
—□—□—	WROUGHT IRON FENCE	GRAVEL =	
—//—//—	WOOD FENCE	TILE =	
—v—v—	VINYL FENCE	WOOD =	
—E—E—	ELECTRIC LINE	BRICK =	
GM =	GAS METER	STONE =	
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	
IPF =	IRON PIPE FOUND		
IRF =	IRON ROD FOUND		
IRS =	IRON ROD SET		
CM =	CONTROLLING MONUMENT		

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
THE PROPERTY IS AFFECTED BY THE FOLLOWING:
(10)-RELEASE OF EASEMENT, C.F. NO. 2000011210, R.P.R.M.C.T.
BUILDING LINES ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING LOT 9, BLOCK 1, THE WOODLANDS, VILLAGE OF ALDEN BRIDGE, SECTION 69, A SUBDIVISION OF 19.57 ACRES LOCATED IN THE A.W. SPRINGER SURVEY, ABSTRACT NO. 490, OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M, SHEET 27, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	16-286224-MG
BORROWER	NORMA D. LEWIS
TECH	KG
FIELD	JW

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48339C0510 G, DATED AUGUST 18, 2014.

DATE: 01/20/17 JOB NO.: 17-00360
FIELD: 01/20/17

38 CURRYMEAD PLACE, SPRING, TX 77382
LOT 9, BLOCK 1, THE WOODLANDS, VILLAGE OF ALDEN BRIDGE, SECTION 69



Michael W. Skinner
Registered Professional Land Surveyor

DATE: 1-30-17
ACCEPTED BY: *Michael W. Skinner*
Cody W. Hunt

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200