

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

Date: 12/29/2020

GF No. \_\_\_\_\_

Name of Affiant(s): Henry Pipta

Address of Affiant: 3219 Hemingway Dr, Montgomery, TX 77356

Description of Property: WALDEN 04, BLOCK 22, LOT 13

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 03/24/1998 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.

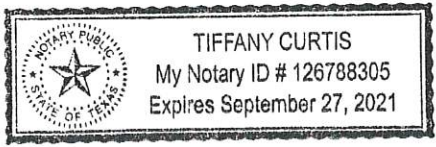
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Henry Pipta by Carla Jones, Attorney-in-fact

SWORN AND SUBSCRIBED this 29 day of December, 2020

Tiffany Curtis  
Notary Public

(TAR- 1907) 02-01-2010



**LOT 13  
BLOCK 22**

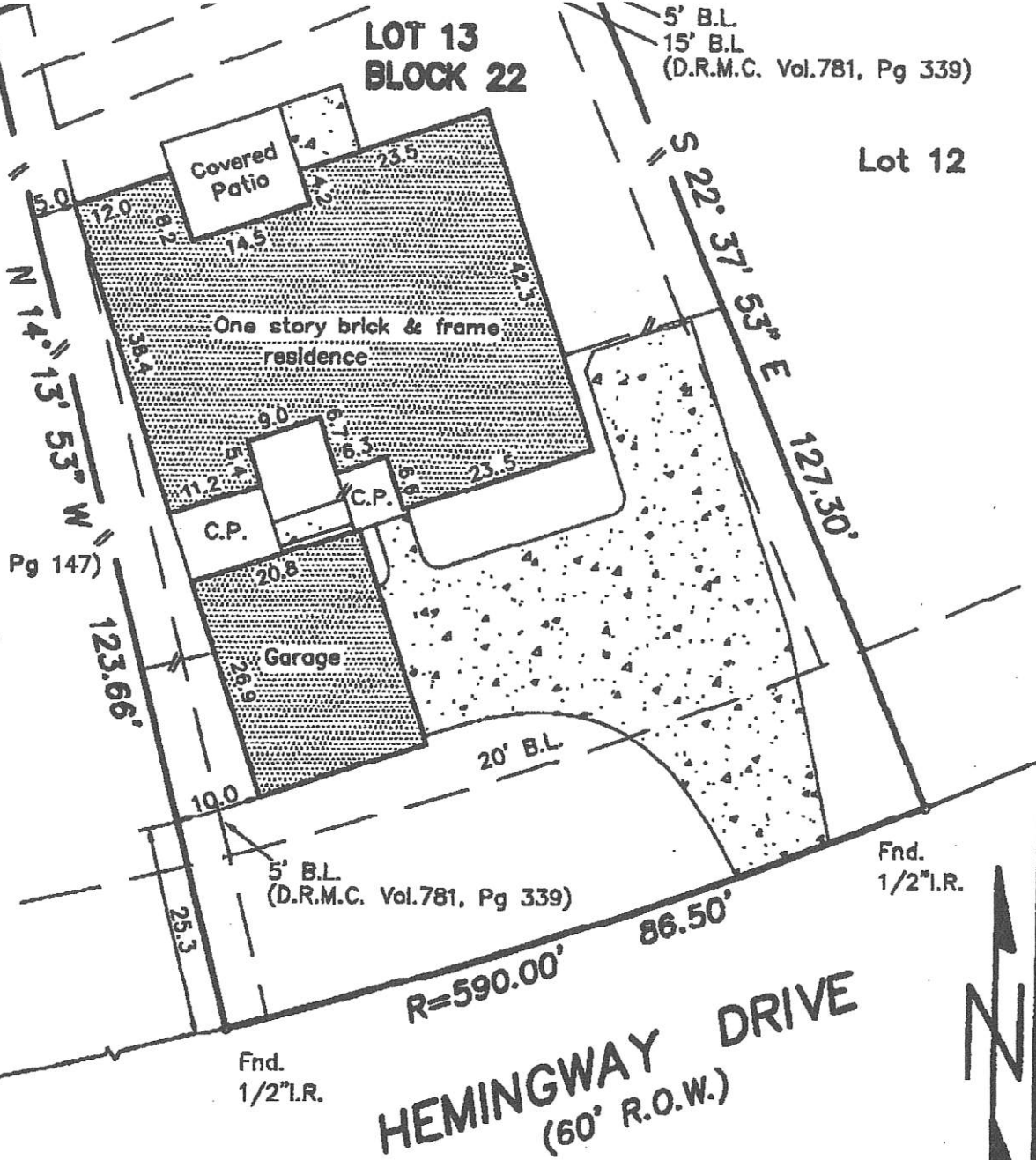
5' B.L.  
15' B.L.  
(D.R.M.C. Vol.781, Pg 339)

Lot 12

Lot 14

5' U.E.  
(D.R.M.C. Vol. 1141, Pg 147)

**WOODMIND ROAD**  
(60' R.O.W.)



Fnd.  
1/2" I.R.

5' B.L.  
(D.R.M.C. Vol.781, Pg 339)

**HEMINGWAY DRIVE**  
(60' R.O.W.)

Fnd.  
1/2" I.R.

\* Formerly Vol. 10, Pg. 40 M.C.M.R.

NOTE: Distances from property lines to improvements may not be used to reconstruct boundaries

Lot 13 Block 22  
Addition **WALDEN ON LAKE CONROE**  
Section 4 recorded in Cab. A, Sheet 73-A  
Montgomery County Map Records  
Montgomery County, Texas

Purchaser **HENRY G. PIPTA and**  
(Owner) **ELAINE M. PIPTA**  
Address **3219 HEMINGWAY DRIVE**  
**MONTGOMERY, TEXAS 77356**  
Title Co. **AMERICAN TITLE** G.F.98-WL 366160-N

Scale **1"=20'**  
Date **3/24/98**  
Job # **98-3-208**  
Key Map **125S**



I, F.G.Huffman, a Registered Professional Surveyor in the State of Texas; hereby certify that this plat was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

**F.G.HUFFMAN & ASSOCIATES**  
8302 Cheswick Drive  
Houston, Texas 77037  
Ph 281 447 7802 Fax 281 847 4504

