

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

Date: 1/30/2021 GF No. \_\_\_\_\_

Name of Affiant(s): Jennifer Fang En Lee

Address of Affiant: 18 Ivory Moon Pl, The Woodlands, TX 77381

Description of Property: WDLNDS VILLAGE INDIAN SPRG 13, BLOCK 2, LOT 8

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.

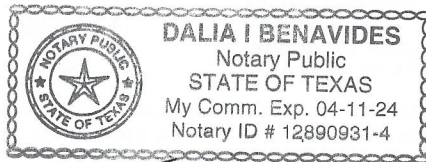
4. To the best of our actual knowledge and belief, since \_\_\_\_\_ there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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.

[Signature]  
\_\_\_\_\_



SWORN AND SUBSCRIBED this 30<sup>th</sup> day of January, 2021  
[Signature]  
Notary Public



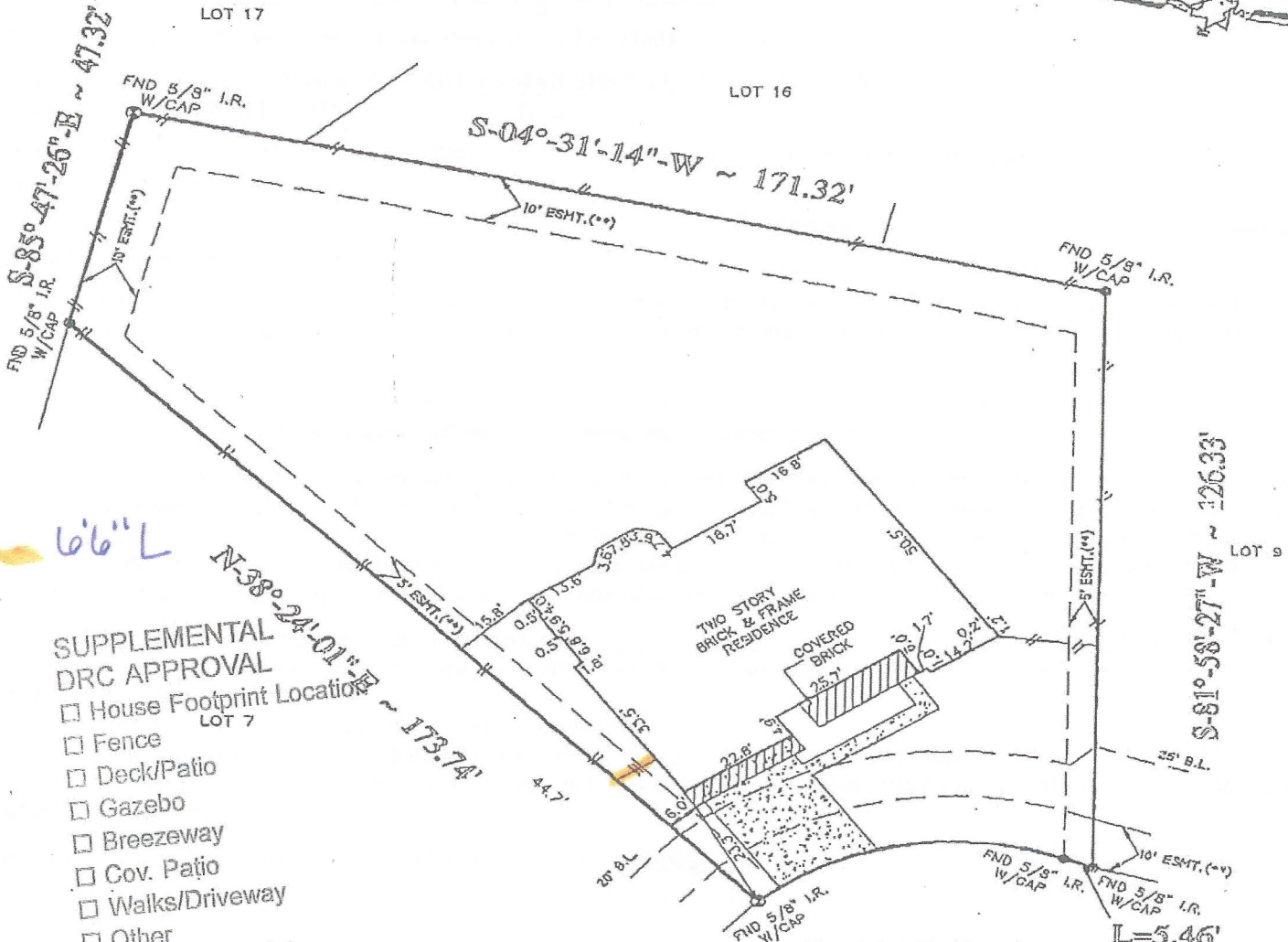
# TRI-TI CH SURVEYING CO, INC.

5320 GULFTON ~ SUITE #1

HOUSTON, TEXAS.

77081

PHONE: (713) 667-0800



### SUPPLEMENTAL DRC APPROVAL

- House Footprint Location
- Fence
- Deck/Patio
- Gazebo
- Breezeway
- Cov. Patio
- Walks/Driveway
- Other

Approved By DRL  
 Date 04/27/99  
 Conditions of Approval \_\_\_\_\_

L=56.31' R=50.00' R=100.00'  
 C=58.14' C=5.46'

## 18 IVORY MOON PLACE (50.00' R.O.W.)

10' U.E. WIDE ALONG THE FRONT AND REAR P.L.'S AND 5' WIDE ALONG THE SIDE P.L.'S PER FILE # 9348581 R.P.R.M.C.TX.

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

NOTE: SUBJECT PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 BEARINGS SHOWN REFERENCED TO:  
 S-04°-31'-14"-W ALONG THE REAR P.L.

I, the undersigned registered professional land surveyor, do hereby certify that the plat 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 plat thereof, indicated below. There are no visible or apparent encroachments unless shown, and all improvements are shown hereon the date of this survey.

drawn by: S. NGUYEN

SURVEY PLAT SHOWING  
 LOT 8, BLOCK 2 OF THE WOODLANDS, VILLAGE OF INDIAN SPRINGS SECTION 13  
 RECORDED IN CAB. 1, SHEET 111 MAP RECORDS MONTGOMERY  
 COUNTY, TEXAS.  
 BORROWER: STEVE WADE AND DENISE WADE  
 TITLE COMPANY PRIORITY TITLE G.F.# 96401128  
 SURVEYED FOR: WEEKLEY HOMES, INC.  
 100 YEAR FLOOD INFORMATION F.I.R.M.# 48339C PANEL# 0520F ZONE "X" REVISED 12-19-96  
 DATE: 2-1-98 SCALE: 1"=30' JOB NO. DWW170-97

