

**CONTRACT CONCERNING PROPERTY ADDRESS:**

MEGAN LEIGH ANN SAINTES - KEVIN JAY SAINTES

*Please provide your full legal name as it appears on your driver's license and/or passport*

**Name (Seller 1):**  
**Forwarding Address (mailing address after closing)**  
 Street: 20290 PARK LAKE VIEW DR # 1112  
 City: NEW CANEY ST: TEXAS Zip: 77357  
 Phone: 832 851 3263 Cell: ---  
 Email: meagansaintes@yahoo.com

**Name (Seller 2 if any):**  
**Forwarding Address (mailing address after closing)**  
 Street: SAME  
 City: SAME ST: TX Zip: ---  
 Phone: --- Cell: ---  
 Email: ---

**Seller 1 current marital status**  
 Single  Married  Divorced  Widowed  
 If married, spouse name: KEVIN SAINTES  
 Since purchasing the property, has any of the following occurred? Check all that apply  
 Divorce  Marriage  Death  Bankruptcy  
 Are you a Citizen of the United States?  Yes  No  
 Will **Seller 1** attend closing?  Yes  No  
*If no, a mobile notary or Power of Attorney will need to be arranged*

**Seller 2 current marital status**  
 Single  Married  Divorced  Widowed  
 If married, spouse name: MEGAN SAINTES  
 Since purchasing the property, has any of the following occurred? Check all that apply  
 Divorce  Marriage  Death  Bankruptcy  
 Are you a Citizen of the United States?  Yes  No  
 Will **Seller 2** attend closing?  Yes  No  
*If no, a mobile notary or Power of Attorney will need to be arranged*

Do you currently live at the property you are selling?  Yes  No  
 Do you qualify, applied for and/or currently carry the following exemption(s) on the above referenced property?  
 Check all that apply:  Homestead Exemption  Over 65 Exemption  Disability or Disabled Veteran Exemption  
 Do you plan on moving or have moved any of the exemptions to another property in Texas in the current year?  Yes  No

**SURVEY AND T-47**

Will you be providing an existing survey and T-47 (survey affidavit)?  Yes  No  
*Important: If your contract states that you are to provide an existing survey and T-47, the title company must receive both the survey and the notarized T-47 within the specified time on your contract*

If existing survey, have any changes been made to the property? (i.e. pool, moved/replaced fence, etc.)  Yes  No

**PAYOFF INFORMATION AND AUTHORIZATION**

Mortgage Co (1<sup>st</sup> Lien if any): Penny Mac  
 Customer Service Phone: \_\_\_\_\_  
 Loan #: \_\_\_\_\_  
 Seller 1 SS#: 13D1041099 Date of Birth: 5/19/1989  
 Seller 1 Signature: Megan Saintes

Mortgage Co (2<sup>nd</sup> Lien if any): N/A  
 Customer Service Phone: \_\_\_\_\_  
 Loan #: \_\_\_\_\_  
 Seller 2 SS#: 64203-4971 Date of Birth: 8/1/81  
 Seller 2 Signature: [Signature]

**AUTHORIZATION TO RELEASE INFORMATION**

You are hereby authorized to release Old Republic National Title Insurance Company and/or its assigns all the information relating to the payoff of the above referenced loan. A photocopy of this authorization may be used as the equivalent of the original.



**Jessy Gonzalez**  
 Old Republic Title – Kingwood  
 Bilingual Escrow Officer - Lic# 2029746  
[jessygonzalez@oldrepublictitle.com](mailto:jessygonzalez@oldrepublictitle.com)  
 4505 Kingwood Dr. Suite 200 | Kingwood, TX 77345  
 Office: 281.358.2146 | Fax: 281.715.5687  
 Old Republic National Title Insurance Company

**DELETION OF ARBITRATION PROVISION**  
(Not Applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

**Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.**

The Arbitration provision in the Policy is as follows:

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

I request deletion of the Arbitration provision.

Signature

Date

10/7/20



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

Date: 10/08/2020 GF No. \_\_\_\_\_  
Name of Affiant(s): MEAGAN SAUNTES / KEVIN SAUNTES  
Address of Affiant: 2010 DOVE VALLEY LN. PORTER TX 77365  
Description of Property: S941207 - VALLEY RANCH 07, BLOCK 1, LOT 20  
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 October 8th 2020 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:)

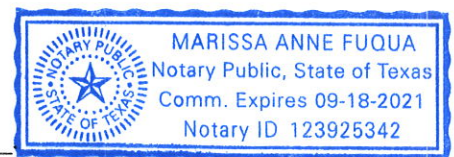
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

SWORN AND SUBSCRIBED this 8<sup>th</sup> day of October, 2020

Marissalene Fuqua  
Notary Public

(TXR 1907) 02-01-2010





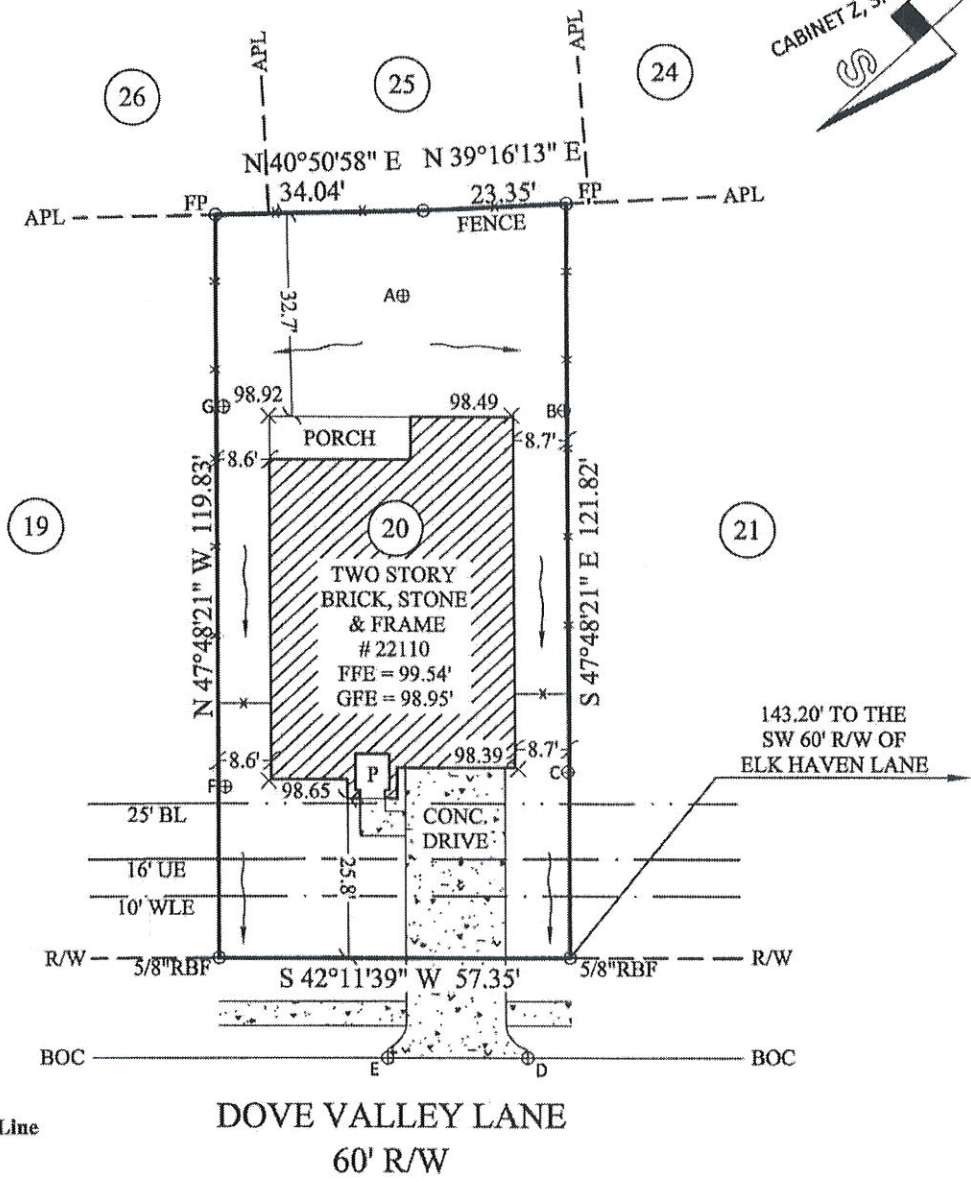
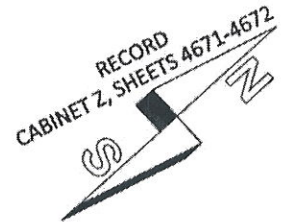
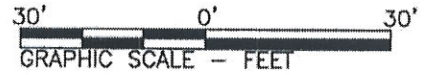
**GENERAL NOTES**

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER & CLARK LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

ADDRESS: 22110 DOVE VALLEY LANE

AREA: 6,918 S.F. ~ 0.16 ACRES  
CABINET Z, SHEETS 4671-4672

SCALE: 1" = 30'



**ELEVATIONS:**

- A - 97.73'
- B - 97.56'
- C - 97.37'
- D - 96.13'
- E - 96.56'
- F - 98.26'
- G - 98.51'

**LEGEND:**

- RBF- Rebar Found
- BL- Building Line
- R/W- Right of Way
- UE- Utility Easement
- WLE- Water Line Easement
- APL- Approximate Property Line
- BOC- Back of Curb
- X- Fence
- FP- Fence Post
- P- Porch
- CONC- Concrete
- FFE- Finished Floor Elevation
- GFE- Garage Floor Elevation

FOR:



COMMON PRIVACY  
FENCES CONSTRUCTED  
BY BUILDER

NOTE: BASE ELEVATION IS ASSUMED.  
(FOR REFERENCE ONLY)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**SURVEY FOR:**  
**DR HORTON**

SUBDIVISION: VALLEY RANCH  
LOT: 20 BLOCK: 1 SECTION: 7  
WILLIAM MASSEY SURVEY, ABSTRACT 387  
MONTGOMERY COUNTY, TEXAS

FIELD WORK DATE: 08/27/2018  
20180803595 DRH DB: AB FC: CH

**CARTER & CLARK**  
**LAND SURVEYORS AND PLANNERS**

3090 Premiere Parkway, Suite 600  
Duluth, GA 30097  
Ph: 770.495.9793  
Toll Free: 866.637.1048  
www.carterandclark.com  
FIRM LICENSE: 10193759

