

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

Date: 05/01/2021

GF No. _____

Name of Affiant(s): Travis W. Earles, Angelina Galfione Earles

Address of Affiant: 24508 Greenleaf Trail, Porter, TX 77365

Description of Property: Single Family home Riverwood at Oakhurst 01 BL 1 LOT 4

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.")
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 February 9, 2015 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.

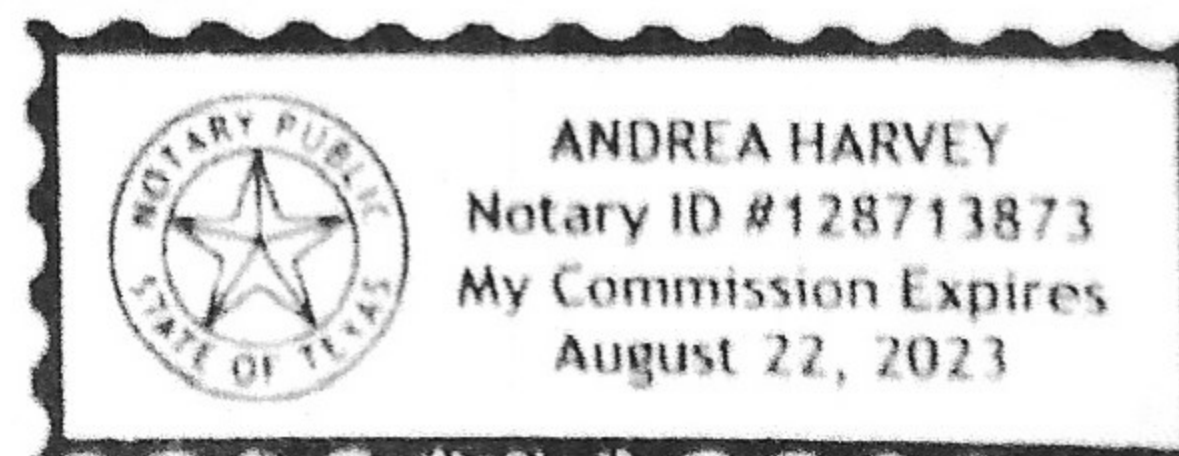
EXCEPT for the following (If None, Insert "None" Below:) BACK DECK & CEILING IN BEDROOM #3 (AC PAN OVER FLOW)

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.

Travis W. Earles
Angelina Galfione Earles
Angelina Galfione Earles

SWORN AND SUBSCRIBED this 1st day of May, 2021
Andrea Harvey
Notary Public

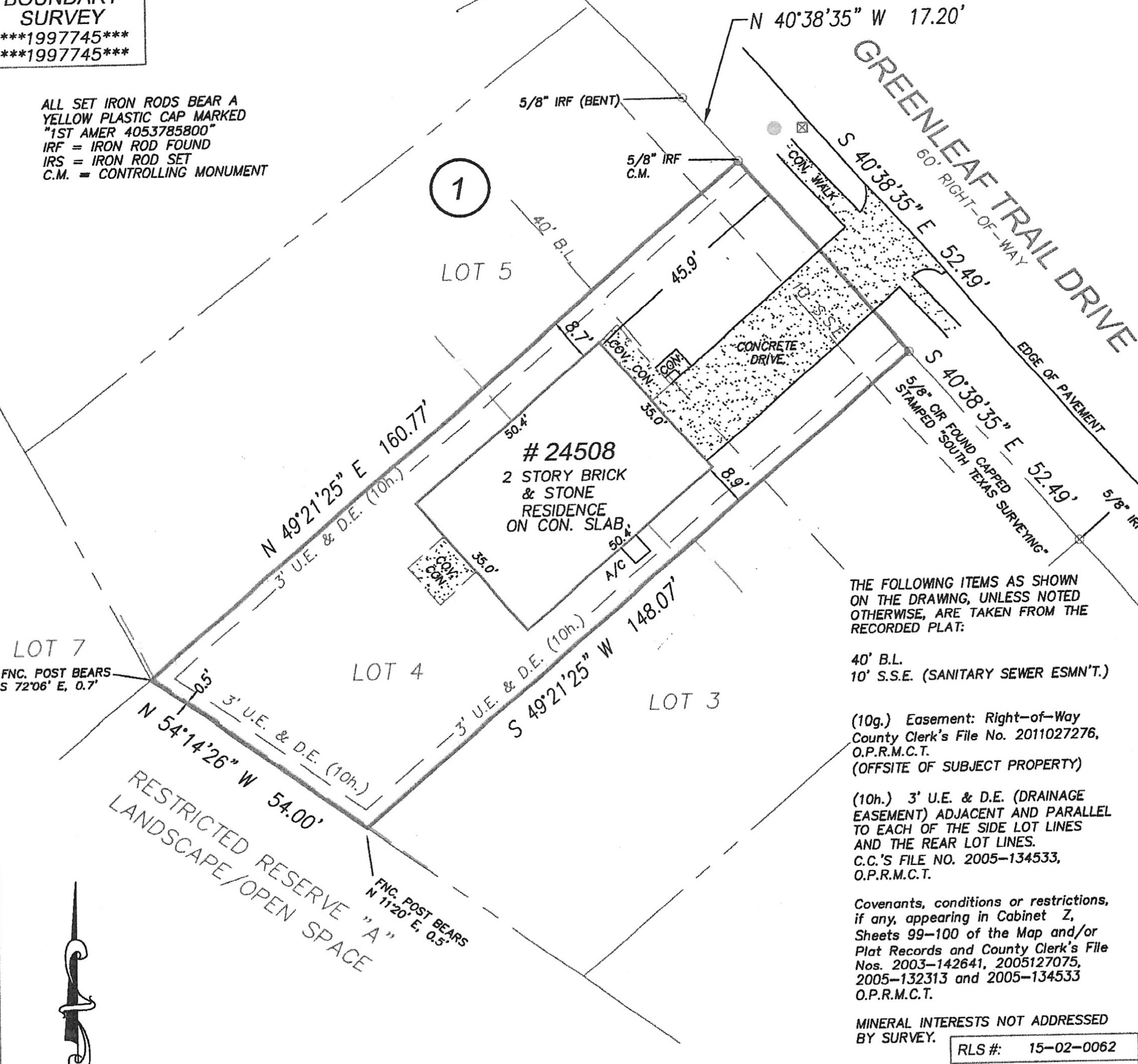


(TXR-1907) 02-01-2010

Angelina Galfione Earles

BOUNDARY SURVEY
 1997745
 1997745

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 C.M. = CONTROLLING MONUMENT



THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

40' B.L.
 10' S.S.E. (SANITARY SEWER ESMN'T.)

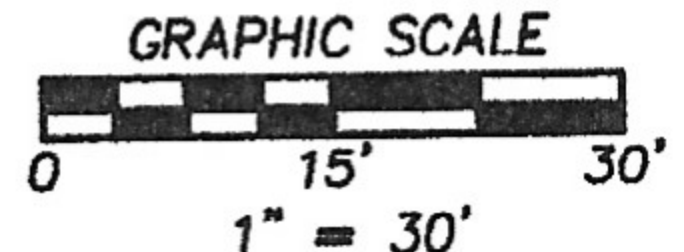
(10g.) Easement: Right-of-Way County Clerk's File No. 2011027276, O.P.R.M.C.T. (OFFSITE OF SUBJECT PROPERTY)

(10h.) 3' U.E. & D.E. (DRAINAGE EASEMENT) ADJACENT AND PARALLEL TO EACH OF THE SIDE LOT LINES AND THE REAR LOT LINES. C.C.'S FILE NO. 2005-134533, O.P.R.M.C.T.

Covenants, conditions or restrictions, if any, appearing in Cabinet Z, Sheets 99-100 of the Map and/or Plat Records and County Clerk's File Nos. 2003-142641, 2005127075, 2005-132313 and 2005-134533 O.P.R.M.C.T.

MINERAL INTERESTS NOT ADDRESSED BY SURVEY.

RLS #:	15-02-0062
CLIENT #:	1997745-H080
FIELD DATE:	02/09/15
DRAFTER:	DMP
APPROVED:	JLR
SCALE:	1" = 30'



ADDRESS
 24508 GREENLEAF TRAIL DRIVE
 PORTER, TEXAS 77365

LEGAL DESCRIPTION: (AS FURNISHED)
 LOT 4, BLOCK 1, OF RIVERWOOD AT OAKHURST, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEET 99 OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

BASIS OF BEARINGS: PER RECORDED PLAT. ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED.

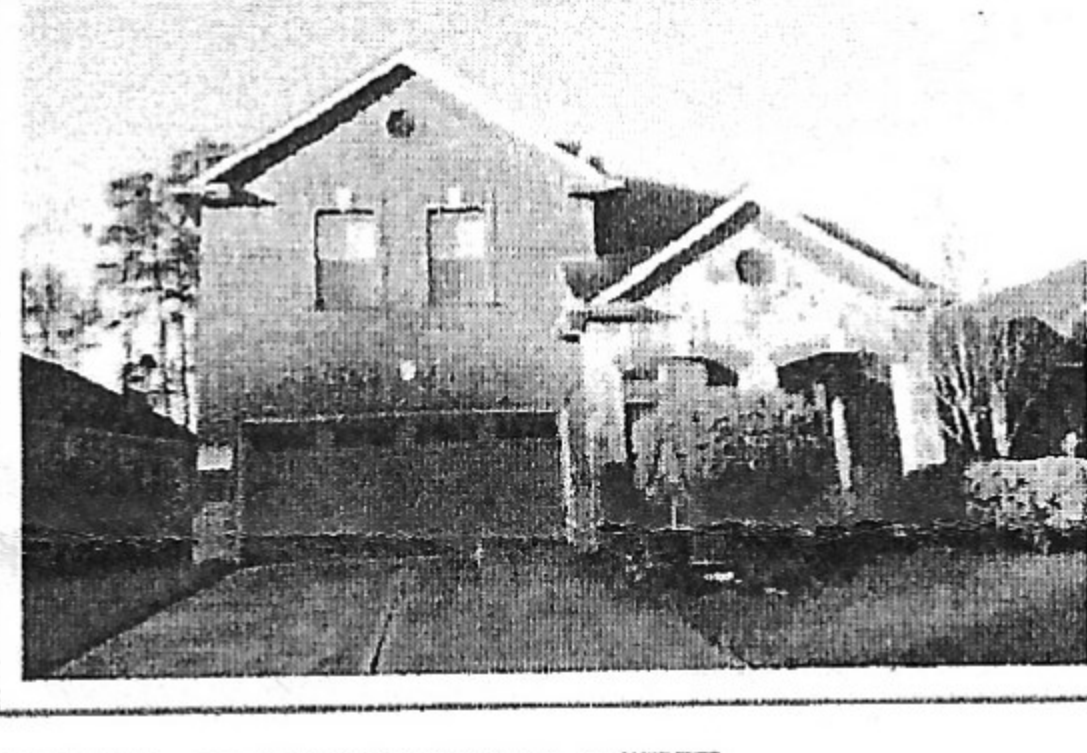
CONTROLLING MONUMENTS: A 5/8" IRF FOR THE NW CORNER OF LOT 6 AND A 5/8" IRF FOR THE EAST CORNER OF LOT 4.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT, AS SHOWN ABOVE.

RESIDENTIAL LAND SERVICES
 3550 W. Robinson Street, Third Floor
 Norman, Oklahoma 73072
 Main Office Phone No.: 405-253-2444
 www.rlsnow.com

First American Title Company

REALTY ASSOCIATES



SURVEYOR FILE NUMBER: 15-02-0038

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE INSURANCE COMPANY
 Plaza Home Mortgage, Inc., ISAOA/ATIMA
 Travis W. Earles and Angelina Galfione Earles

NOTES

- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

☼ LP = LIGHT POLE	OHU OVERHEAD UTILITY
☼ UP = UTILITY POLE	IRON FENCE
☼ GM = GAS METER	CHAIN LINK FENCE
☼ GV = GAS VALVE	WOOD FENCE
☼ WV = WATER VALVE	WIRE FENCE
☼ WM = WATER METER	BUILDING LINE
☼ FH = FIRE HYDRANT	EASEMENT LINE
☼ EM = ELECTRIC METER	ADJOINING PROPERTY LINE
☼ IV = IRRIGATION VALVE	CONCRETE
☼ MH = MANHOLE	

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)
 ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY CORELOGIC FLOOD SERVICES ON 02-05-15, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. PANEL NUMBER 48339C 0725G, LAST REVISION DATE 08-18-14. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

FOR ALL INQUIRIES CONTACT:
 RLS
 rls.info@rlsnow.com - 405-253-2444
 Firm No.: 10132900

RESIDENTIAL LAND SERVICES

SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOSEPH L. ROEDERER
 5727
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR: JOSEPH L. ROEDERER
 DATE: 02-09-15

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____