

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 8/5/2013 GF No. \_\_\_\_\_

Name of Affiant(s): Martin S. Ford

Address of Affiant: 12310 Post Oak Ct Magnolia, TX 77354

Description of Property: Lot 28, Block 5, Thousand Oaks, Sec I

County: MONTGOMERY, Texas

Name of Title Company: INDEPENDENCE Title

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

(1) We are the owners of the Property. (If not owners, 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 with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.

(4) To the best of our actual knowledge and belief, since May 24, 2010 (date of existing survey) 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; or
- (d) conveyance, 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 the 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 the improvements.

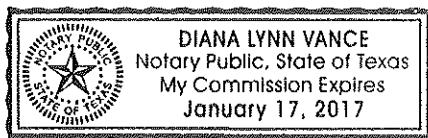
(6) We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Martin S. Ford  
Affiant

\_\_\_\_\_  
Affiant

SWORN AND SUBSCRIBED this 5<sup>th</sup> day of August, 2013

Diana Lynn Vance  
Notary Public

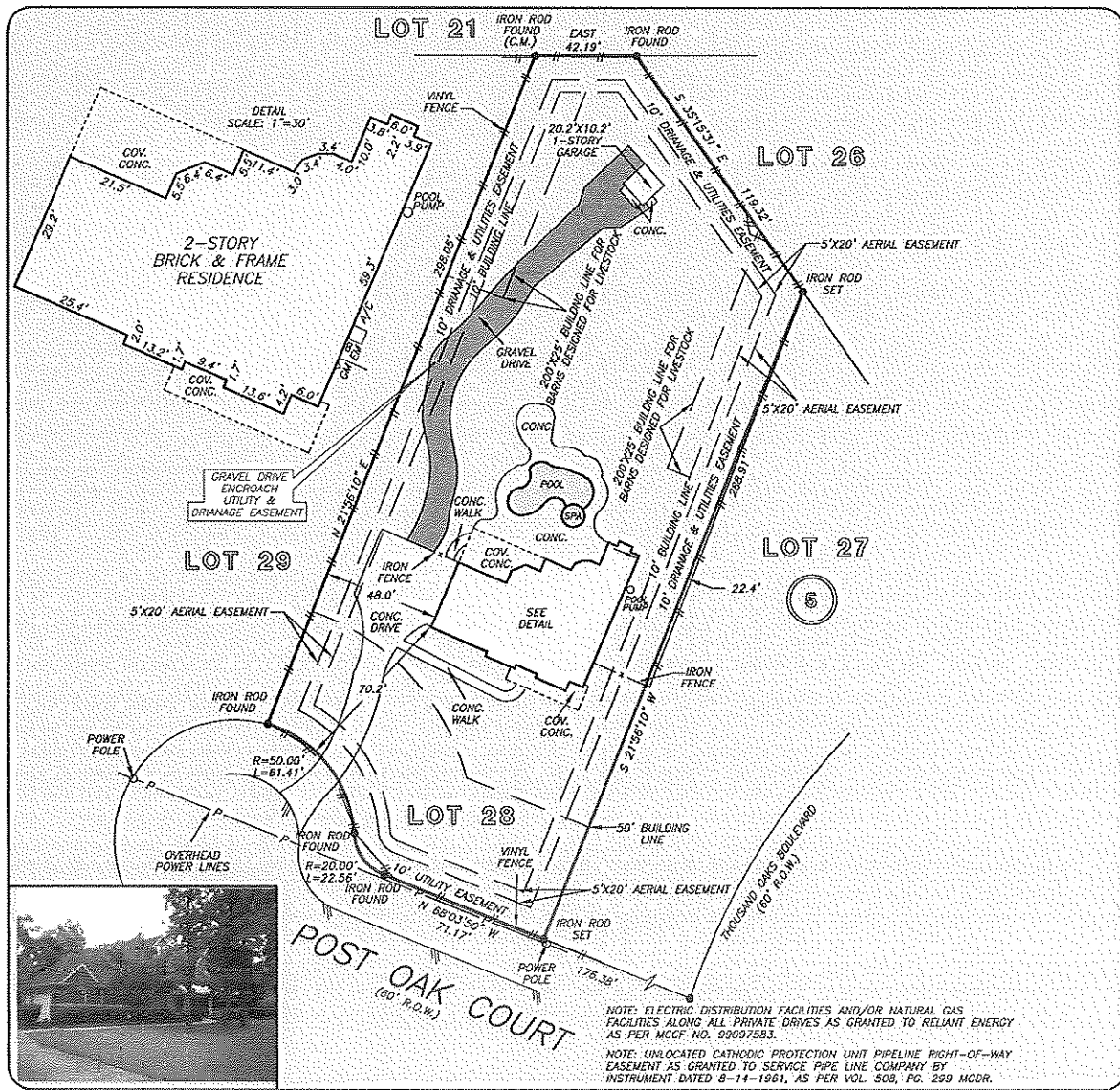


GF NO. 101983 STEWART TITLE  
 ADDRESS: 12310 POST OAK COURT  
 MAGNOLIA, TEXAS 77354  
 BORROWER: MARTIN S. FORD AND  
 KIMBERLY TALLMAN FORD

# LOT 28, BLOCK 5 THOUSAND OAKS, SECTION 1

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET M, SHEET 67 THRU 70 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 60'



NOTE: ELECTRIC DISTRIBUTION FACILITIES AND/OR NATURAL GAS FACILITIES ALONG ALL PRIVATE DRIVES AS GRANTED TO RELIANT ENERGY AS PER MCFE NO. 99097583.  
 NOTE: UNLOCATED CATHODIC PROTECTION UNIT PIPELINE RIGHT-OF-WAY EASEMENT AS GRANTED TO SERVICE PIPE LINE COMPANY BY INSTRUMENT DATED 8-14-1961, AS PER VOL. 508, PG. 299 MCDR.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0485 F MAP REVISION: 12/19/1996  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

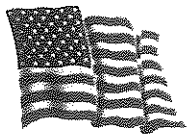
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

PIOTR A. DEBSKI  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5902  
 JOB NO. 10-05210  
 MAY 24, 2010



RECORD BEARING: CABINET M, SHEET 67 THRU 70, M.C.M.R.

DRAWN BY: MV



stewart  
 title  
 KELLY MCCARVER  
 832-482-1880



PRECISION  
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