

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

Date: 04/29/2021

GF No. _____

Name of Affiant(s): Xan M Wilson,

Address of Affiant: 3718 Breckenridge Dr, Montgomery, TX 77356

Description of Property: WALDEN 17, BLOCK 77, LOT 59

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 TX, 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 April 2019 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.

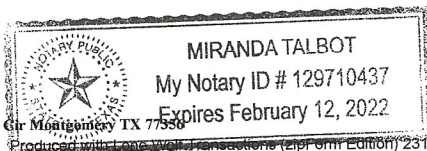
EXCEPT for the following (If None, Insert "None" Below): Extended patio 6' x 12.5'

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.

Xan M Wilson
Xan M Wilson

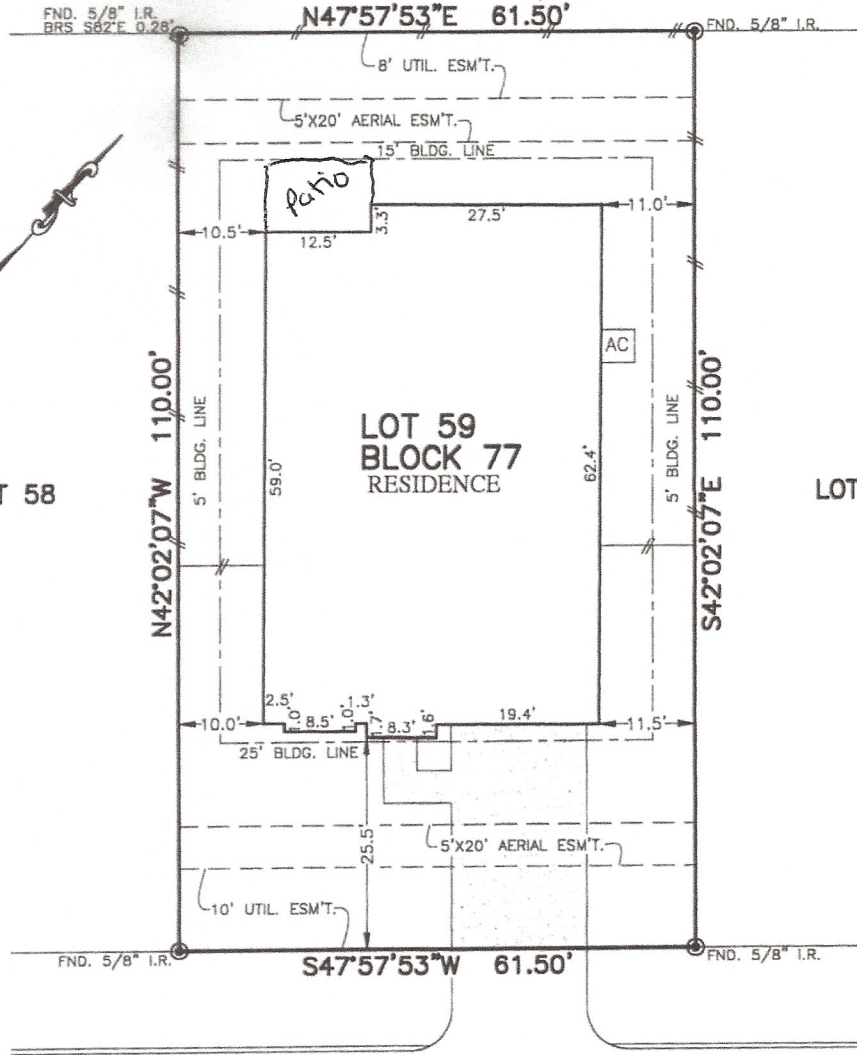
SWORN AND SUBSCRIBED this 29 day of April, 2021
M Talbot
Notary Public



(TXR-1907) 02-01-2010

LOT 76

LOT 75



patio is
a 6' x 12.5'
extension

LOT 58

**LOT 59
BLOCK 77
RESIDENCE**

LOT 60

**3718 BRECKENRIDGE DRIVE
(50' R.O.W.)
28' CONCRETE PAVEMENT**

J. R. January

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 48339 C 02006 G, DATED: 08-18-2014
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION"

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FOR: CAMILLO PROPERTIES
ADDRESS:
3718 BRECKENRIDGE DRIVE
ALLPOINTS JOB #: CM102651
JOB No.: 963-038 BM

**LOT 59, BLOCK 77,
WALDEN ON LAKE CONROE, SECTION 17,
CAB. C, SHTS. 55-55B, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS**



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 10TH DAY OF APRIL, 2019.

J. R. January