

NOTE: Property is subject to an unobstructed aerial easement located adjacent to 8' Utility Easement along rear property line, said aerial easement being 5' wide from a plane 20' above the ground upward for the use of public utilities.

*X Brian C. Elston*

*X Rebecca L. Elston*

LAND TITLE SURVEY  
LOT 4, BLOCK 6  
CHAMPION LAKE SUBDIVISION, SECTION 1  
A SUBDIVISION LOCATED IN THE WALKER COUNTY SCHOOL LAND SURVEY, A-599  
MONTGOMERY COUNTY, TEXAS REF. Cabinet C, Sheet 80 Map Records

Scale: 1" = 20' Date: August 25, 1992

Address: 25711 Overlake Drive, Spring, Texas 77380

This property lies in flood zone "C" per F.E.M.A. Comm.-Panel #480483-0245E 12-15-89.

I, Brian C. Elston and Rebecca L. Elston Exclusively  
I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the  
time of the survey and that this professional service conforms to the current Texas Society of Professional  
Surveyors Standards and Specifications for a Category 1-A Condition III Survey  
I further certify that there are no encroachments on this property at this time and that all improvements, if any, lie  
within the boundary lines except as shown.

*Robert E. Maddux, Jr.*  
Robert E. Maddux, Jr.  
R.P.L.S. No. 4513



GF # 92072473 File # 92-TM-986

Book 30 Pg. 104

This drawing is the property of Tuttle/Maddux Surveying Co. and shall not be used for any purpose without the written consent of an authorized agent of Tuttle/Maddux Surveying Co. Tuttle/Maddux Surveying accepts no responsibility for the use of this drawing for any purpose after six months from the date indicated on this drawing. All rights reserved.  
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**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 7/30/21

GF No. \_\_\_\_\_

Name of Affiant(s): Brian Elston, Rebecca Elston

Address of Affiant: 25711 Overlake Drive, Spring, Tx. 77380

Description of Property: Lot 04 Block 06 Champion Lake 01

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 Jan. 1991 there have been no:

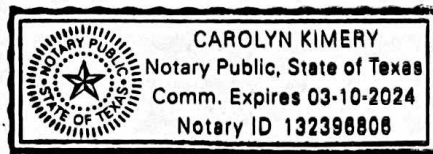
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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): replaced deck with patio

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.

Brian C. Elston  
Rebecca L. Elston



SWORN AND SUBSCRIBED this 30 day of July, 2021

[Signature]  
Notary Public

(TXR-1907) 02-01-2010