

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

Date: May 7, 2021

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

Name of Affiant(s): Donald and Patsy Nelson

Address of Affiant: 3439 Country Club Blvd. Montgomery TX 77356

Description of Property: Walden 10, Block 56, Lot 38

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 March 2, 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:) Concrete pad for patio was added onto existing patio in back yard as shown on the attached survey.

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.

Donald Nelson  
Donald Nelson

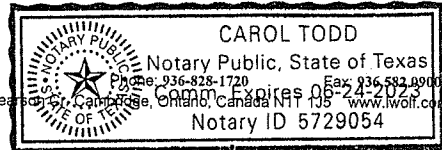
Patsy Nelson  
Patsy Nelson

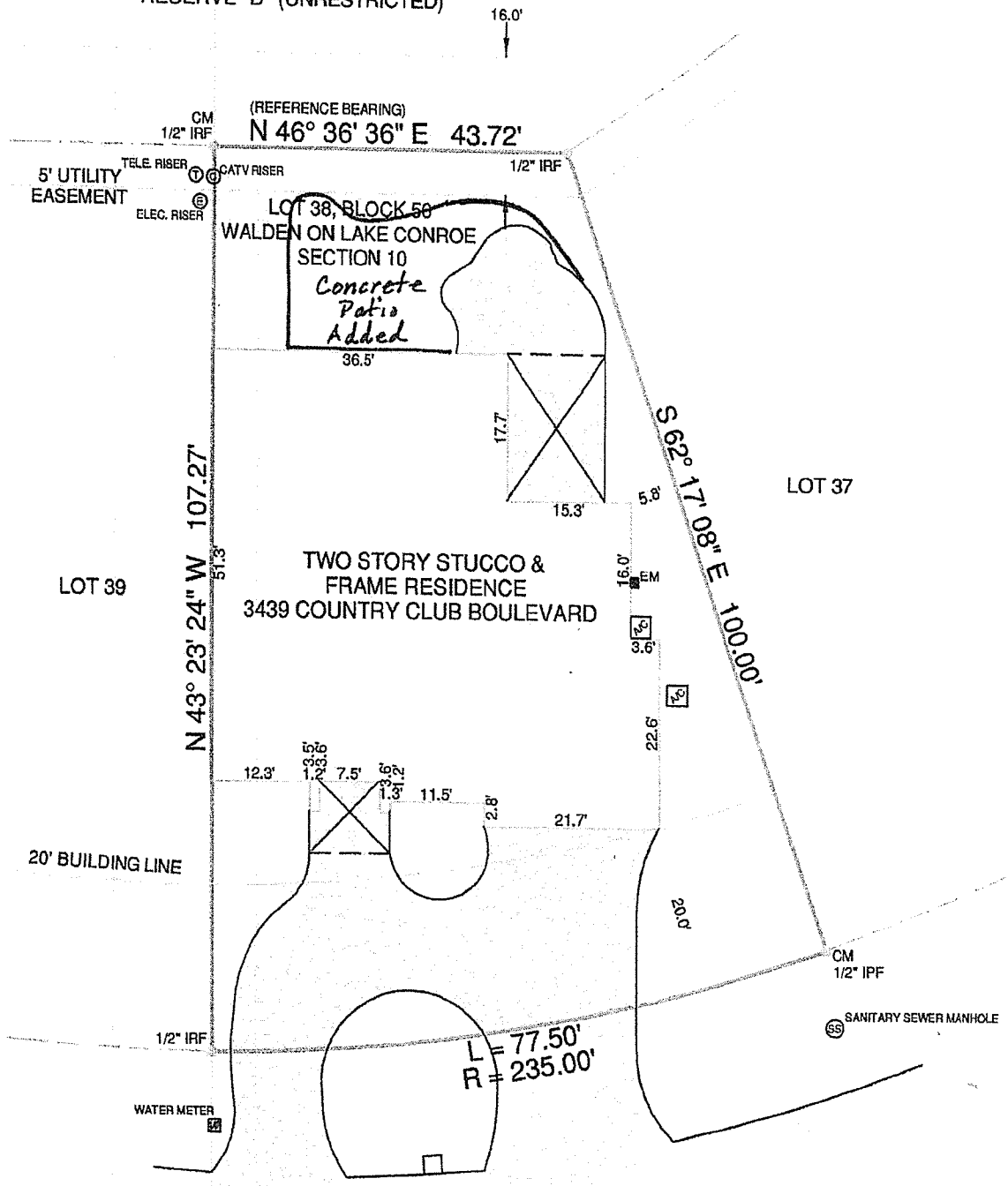
SWORN AND SUBSCRIBED this 7<sup>th</sup> day of May, 2021  
Carol Todd  
Notary Public

(TXR-1907) 02-01-2010

Lake Conroe Realty 16915 Walden Rd. Montgomery, TX 77356  
Jeff Deutschmann

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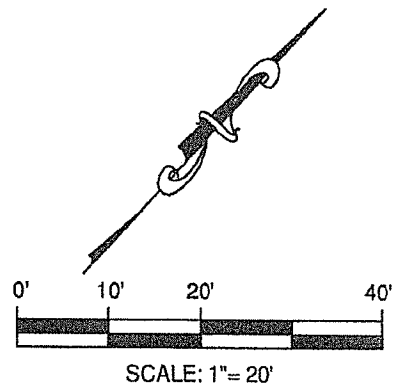


# COUNTRY CLUB BOULEVARD

(60' R.O.W.)

LEGEND:	
GM = GAS METER	ASPHALT = [Symbol]
EM = ELECTRIC METER	CONCRETE = [Symbol]
WIRE FENCE = [Symbol]	GRAVEL = [Symbol]
CHAIN LINK FENCE = [Symbol]	TILE = [Symbol]
WROUGHT IRON FENCE = [Symbol]	WOOD = [Symbol]
WOOD FENCE = [Symbol]	BRICK = [Symbol]
ELECTRIC LINE = [Symbol]	STONE = [Symbol]
RAILROAD (WOOD) TIE = [Symbol]	
IRS = IRON ROD SET	
IPF = IRON PIPE FOUND	
IRF = IRON ROD FOUND	
GM = CONTROLLING MONUMENT	

NOTES:  
BEARINGS ARE BASED ON THE RECORDED PLAT.  
BUILDING LINES AND EASEMENTS ARE BASED ON THE PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:  
BEING LOT 38, BLOCK 56, OF WALDEN ON LAKE CONROE, SECTION 10, A SUBDIVISION SITUATED IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SHEET 9A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

GF. NO. 14-201413 CD  
BORROWER DONALD A. NELSON  
TECH TAG  
FIELD JP

SURVEYOR'S CERTIFICATION:  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48339C0200 G, DATED AUGUST 18, 2014.

DATE: 03/02/15 JOB NO.: 15-01321  
FIELD DATE: 02/27/15

3439 COUNTRY CLUB BOULEVARD, MONTGOMERY, TX 77356  
LOT 38, BLOCK 56, WALDEN ON LAKE CONROE, SECTION 10



Robert T. Paul, Jr.  
REGISTERED PROFESSIONAL LAND SURVEYOR



## Capital Title

DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_



Premier  
Surveying, Inc.

5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
Office 972-612-3801