

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

Date: 02/01/2021 GF No. _____
Name of Affiant(s): GUY AND JANA COOPER
Address of Affiant: 3062 LAKE ISLAND DR., MONTGOMERY, TX 77356
Description of Property: WALDEN 09, BLOCK 50, LOT 50
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 1-31-2001 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): added wrought iron + wood fence on right side facing home.

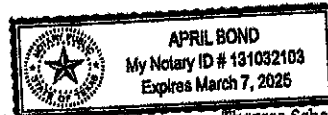
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Guy Cooper
Jana Cooper

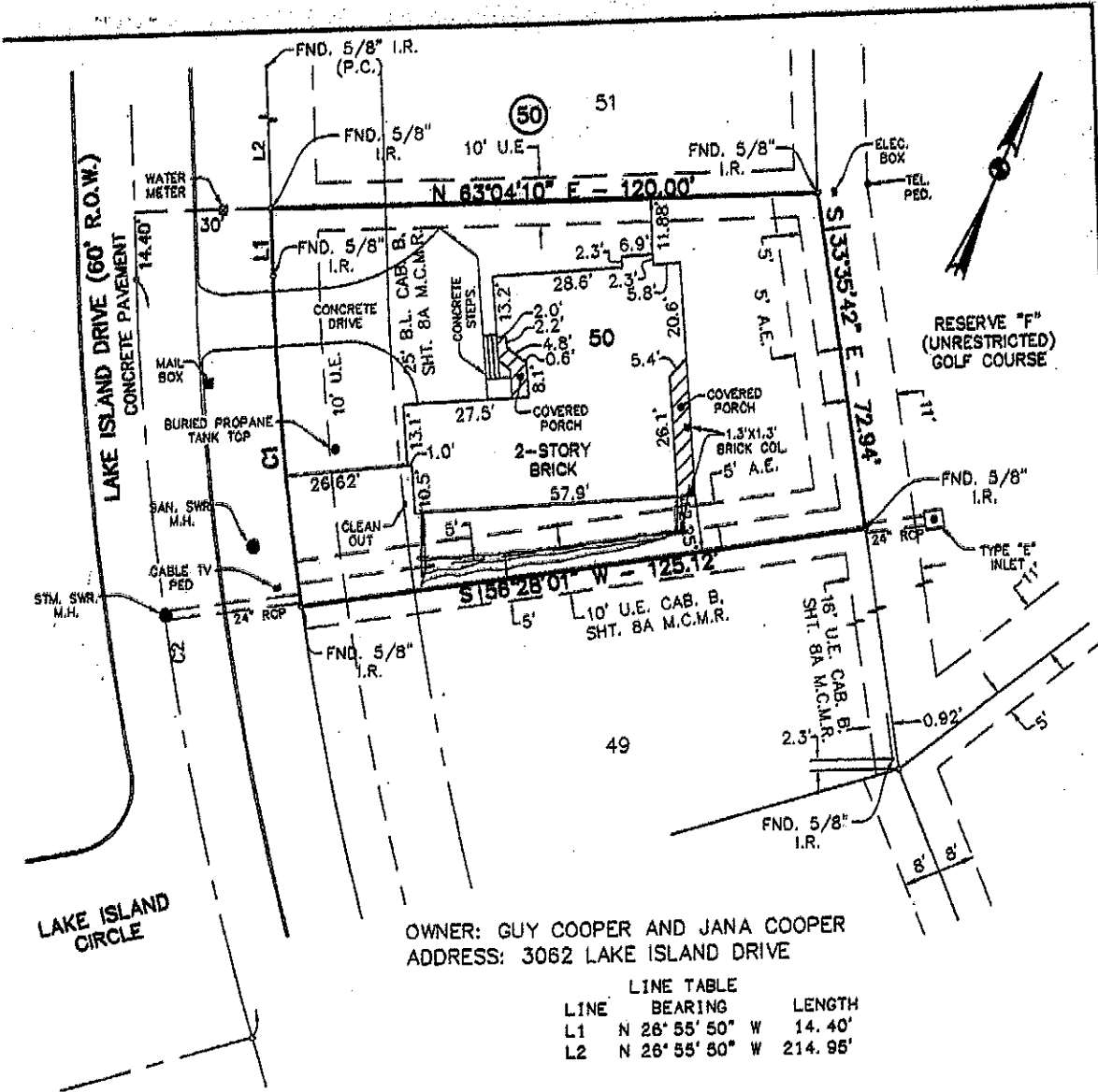
SWORN AND SUBSCRIBED this 15 day of JUNE, 2021.

[Signature]

Notary Public
(TXR 1907) 02-01-2010



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OWNER: GUY COOPER AND JANA COOPER
 ADDRESS: 3062 LAKE ISLAND DRIVE

LINE TABLE

LINE	BEARING	LENGTH
L1	N 28° 55' 50" W	14.40'
L2	N 28° 55' 50" W	214.95'

CURVE TABLE

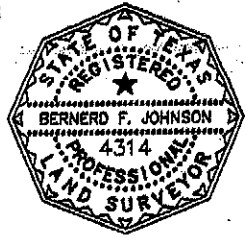
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	06° 36' 09"	630.00'	72.60'	36.34'	N 30° 13' 55" W	72.56'
C2	14° 41' 44"	660.00'	169.28'	85.11'	S 34° 18' 42" E	168.82'

NOTES:

1. THIS LOT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, TEXAS, COMMUNITY PANEL NO. 48339C0215F, DATED DECEMBER 19, 1996.
2. SURVEY BASED ON INFORMATION PROVIDED BY CHICAGO TITLE COMPANY GF# 266781 (2-07-01).
3. SUBJECT TO 10' UTILITY EASEMENT ALONG THE FRONTS ALL LOTS AND 5' ALONG ALL SIDE LOT LINES PER NOTE #4 OF PLAT.

I HEREBY CERTIFY THAT AN ON-THE-GROUND FIELD SURVEY WAS PERFORMED ON JANUARY 31, 2001 UNDER MY SUPERVISION; AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY, AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARD AND SPECIFICATIONS FOR A-CATEGORY 1A, CONDITION II SURVEY.

Bernard F. Johnson
 BERNARD F. JOHNSON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314



SURVEY MAP OF
LOT 50, BLOCK 50 OF WALDEN ON LAKE CONROE
SECTION NINE, AS RECORDED IN CAB. B, SHT. 8,
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

DATE: FEBRUARY, 2001 SCALE: 1" = 30'

CENTURY ENGINEERING, INC.
 3060 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77068 (713) 780-8871