

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

Date: \_\_\_\_\_

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

Name of Affiant(s): Darleen Bates

Address of Affiant: 72 Hallmark Conroe TX 77304

Description of Property: Lot 2 Block 2 Hallmark of Panorama Partial Replat 02

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 \_\_\_\_\_ Darleen Bates, 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 \_\_\_\_\_ 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): \_\_\_\_\_

*Drive way extension*

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.

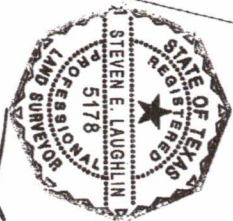
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

*Darleen Bates*

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public

# HALLMARK DRIVE (60' ROW)



Steven E. Laughlin  
R.P.L.S. # 5178

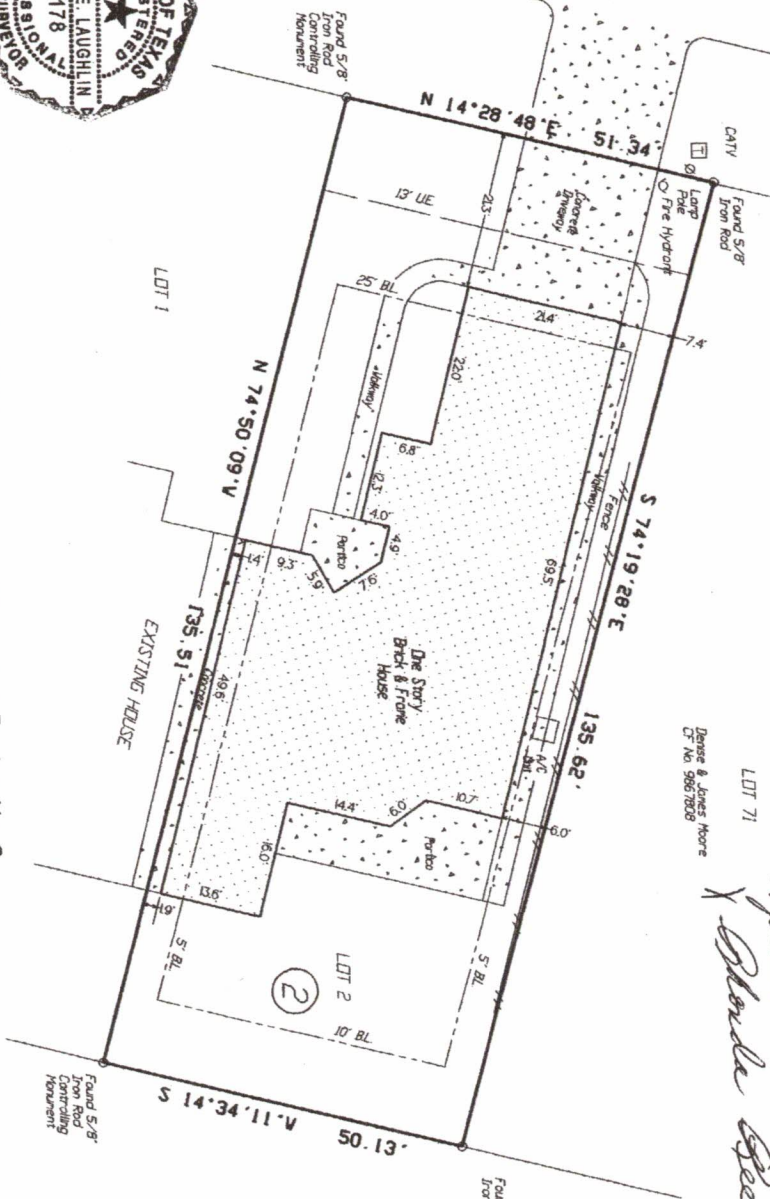
## © 2011 LAUGHLIN SURVEYING

412 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS, 77301  
Tel: (936) 788-2244

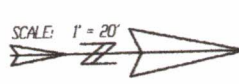
Fax: (936) 788-2240

Date: November 28, 2011  
Job #: 99-124-C  
GF No. 1634832-H043

Being Lot Two (2) Block Two (2) of partial Replat No. 2  
HALLMARK of PANORAMA, a subdivision of Montgomery  
County, Texas, according to the map or plat thereof  
recorded in Cabinet Z, Sheet 691-692 of the Map or  
and/or Plat records of Montgomery County, Texas.



*James Reed  
Rhonda Reed*



- Notes:
- (1) The basis of bearing is the recorded plat.
  - (2) The subject property lies outside the 100-year Flood Plain as per scaled FEMA FIRM Community Panel No. 4833910360 F, dated December 19, 1996. This is NOT a professional opinion and is based solely on the aforementioned information.
  - (3) This plat correctly shows the location of easements, restrictions, and building set backs of record as listed in First American Title Company, Schedule B, GF No. 1634832-H043, Commitment issued on November 04, 2011.
  - (4) The address for the subject property is 72 Hallmark Drive Conroe, TX 77304.

TO JAMES REED AND RHONDA REED, CRYSTAL CLEAR MORTGAGE, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, EXCLUSIVELY; I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I-B, CONDITION III SURVEY. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S) AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTIONS. THIS SURVEY IS ALSO VALID ONLY WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN INFRINGER OF THE COPYRIGHT.