

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

Date: _____

GF No. _____

Name of Affiant(s): Vincent M Bailey, Nicole T Bailey

Address of Affiant: 27282 Pyeatt Ln, Conroe, TX 77385-6903

Description of Property: Lot 45, Block 17, Oak Ridge North 09

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 May 2005 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): NONE

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.

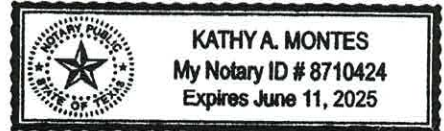
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Vincent M Bailey

Vincent M Bailey

Nicole Bailey

Nicole T Bailey

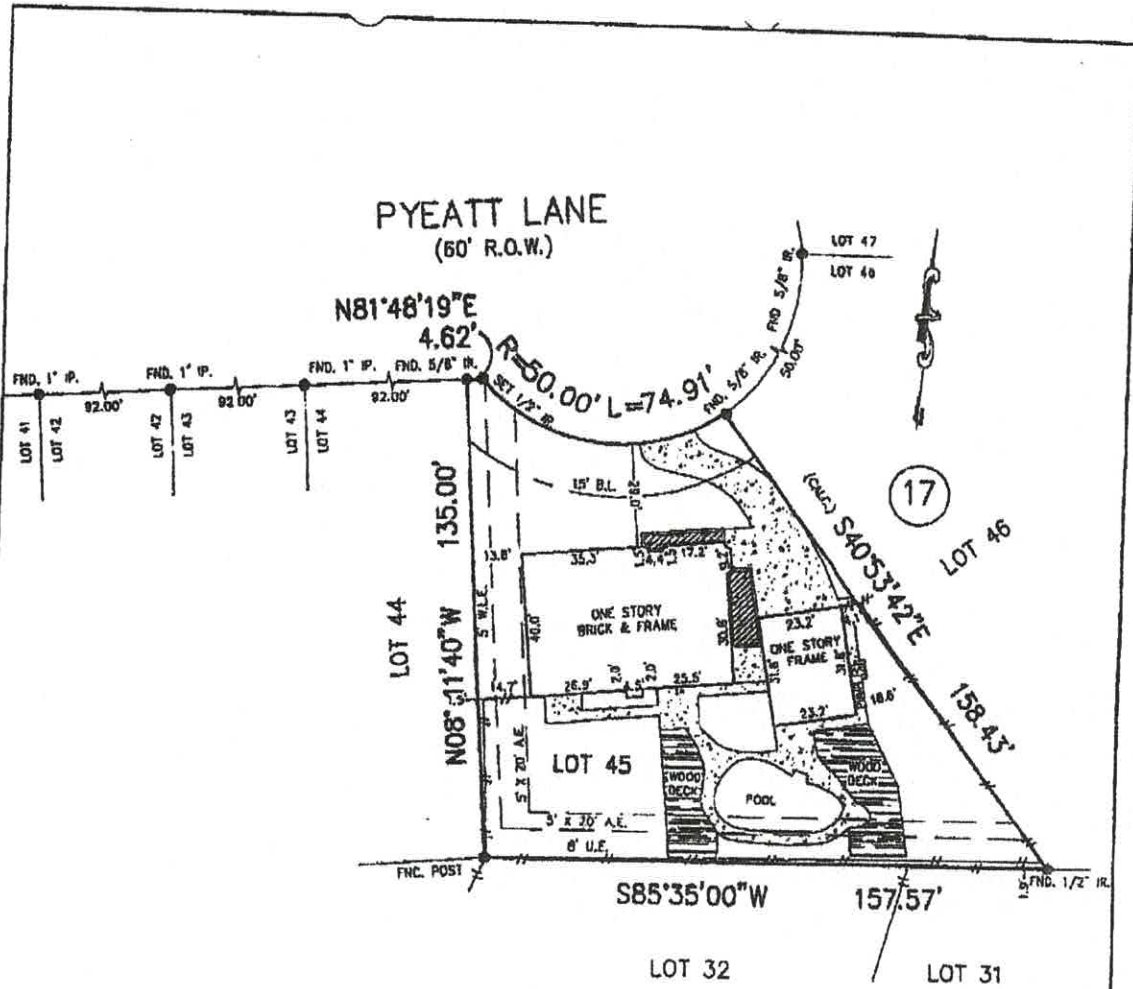


SWORN AND SUBSCRIBED this 13 day of December, 2021

Kathy Montes

Notary Public
Kathy Montes

(TXR-1907) 02-01-2010



David T. Bailey

[Signature]

- NOTES:**
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE UNDER G.F. NO. 000377691.
 - 2.) PURCHASER SHOULD CONTACT "ALLTEX REALTY SERVICES" AS SOON AS POSSIBLE IF LOT CORNERS ARE NOT MONUMENTED AS NOTED.
 - 3.) CONCRETE AND WOOD DECK IS INTO THE 8' UTILITY EASEMENT.
- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

SCALE: 1" = 40'



PHONE: 713-468-7707
FAX: 713-468-8815

**LOT 45, BLOCK 17,
OAK RIDGE NORTH, SECTION 9,
CABINET "A", PAGE 5, MAP RECORDS
MONTGOMERY COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 21ST DAY OF APRIL, 2004.

Jose B. Bauri



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| * SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "X" AS PER MAP 481580 PANEL 0537 G DATED: 09-22-88. This information is based on graphic plotting only. We do not assume responsibility for exact determination. | | | |
| PURCHASER: PAUL BERRY | | JOB NO.: 04-79629 | |
| ADDRESS: 27282 PYEATT LANE, CONROE, TEXAS | | KEY MAP: 252E | |
| MORT. CO.: COMPUFUND MTG. CO. | TITLE CO.: CHICAGO TITLE | G.F. NO.: 000377691 | |
| FIELD WORK: 04-21-04 RV | DRAFTING: 04-23-04 RM | FINAL CHECK: 04-23-04 AT | REVISED: - |
| ALLTEX REALTY SERVICES - 9610 LONGPOINT ROAD, SUITE 150 - HOUSTON, TEXAS 77055 | | | |