

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

Date: December 6, 2021

GF No. _____

Name of Affiant(s): Lee Burns,

Address of Affiant: 13838 Shoreline Dr, Willis, TX 77318

Description of Property: Lake Conroe Hills 02, Block 18, lot 2

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 10th, 2017 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.

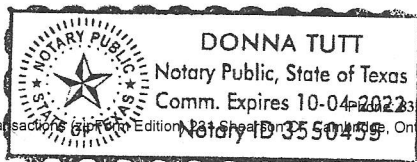
Lee Burns

SWORN AND SUBSCRIBED this 7 day of December, 2021

Donna Tutt
Notary Public

(TXR-1907) 02-01-2010

Ausmus Premier Properties, LLC, 78 Edgewood Dr Montgomery, TX 77356
Faye Ausmus



412-02-23 5634157 Fax:

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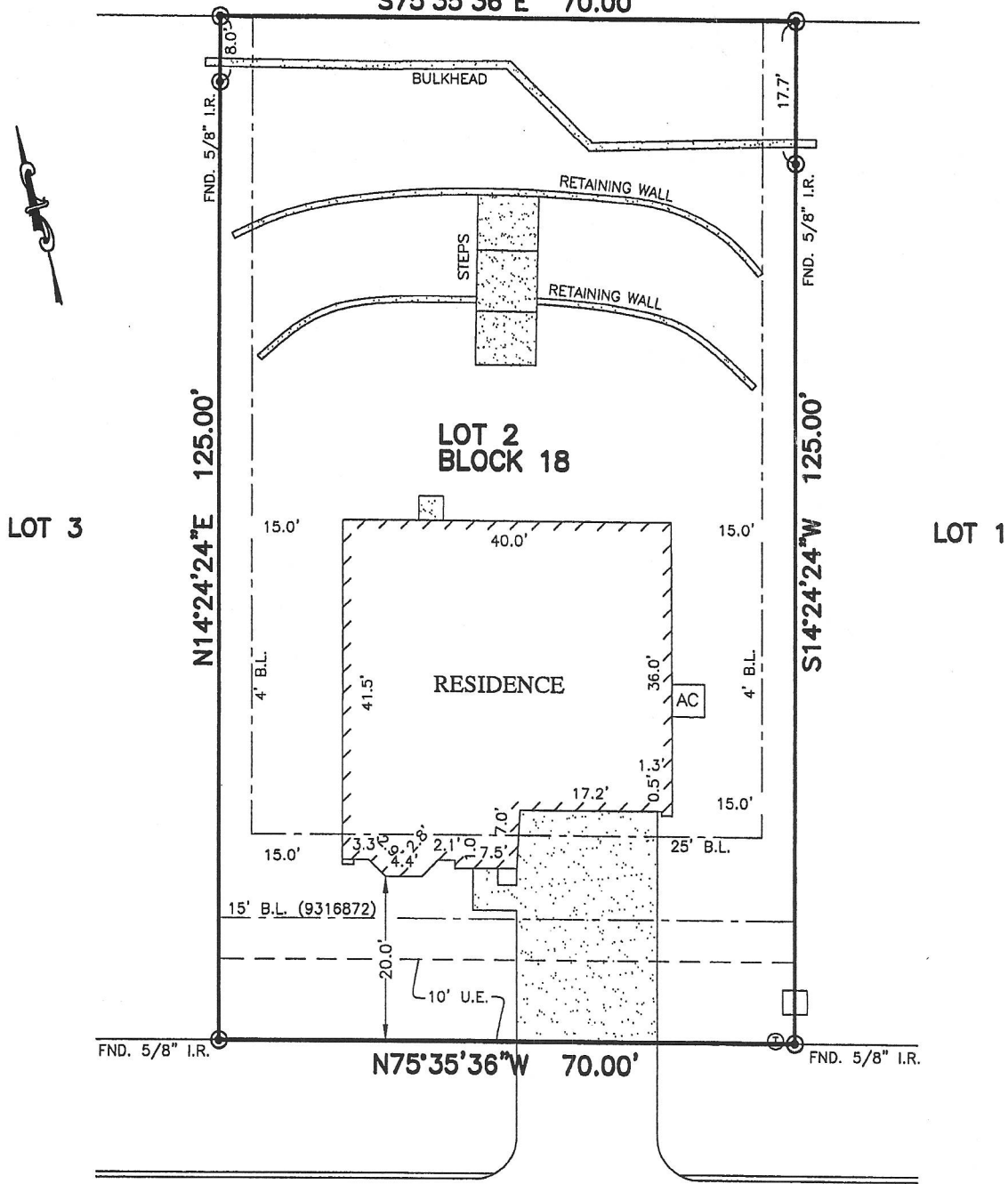
13838 Shoreline Dr

LEGEND

| | | | | | | | | | | | |
|--|--------------------|----------|-------------------------|--------|--------------------|--|----------------|--|--------------------|--|-------------------------|
| | WOODEN FENCE | ELEV. | ELEVATION | (B.G.) | BUILDER GUIDELINES | | ELECTRIC BOX | | TELEPHONE PEDESTAL | | PAD MOUNTED TRANSFORMER |
| | WROUGHT IRON FENCE | T.O.F. | TOP OF FORM | FND. | FOUND | | CABLE PEDESTAL | | FIRE HYDRANT | | GRATE DRAIN |
| | CHAIN LINK FENCE | F.F. | FINISHED FLOOR | I.R. | IRON ROD | | WATER METER | | LIGHT POLE | | GAS METER |
| | OVERHEAD ELECTRIC | E.X.T. | EXTENDED | R.O.W. | RIGHT-OF-WAY | | WATER VALVE | | PROPERTY CORNER | | MANHOLE |
| | PROPERTY LINE | P.V.T. | PRIVATE | BLDG. | BUILDING | | GUY ANCHOR | | POWER POLE | | |
| | BUILDING LINE | CONC. | CONCRETE | D.E. | DRAINAGE EASEMENT | | | | | | |
| | UTILITY EASEMENT | S.S.E. | SANITARY SEWER EASEMENT | E.E. | ELECTRIC EASEMENT | | | | | | |
| | EASEMENT | STM.S.E. | STORM SEWER EASEMENT | | | | | | | | |
| | | W.L.E. | WATER LINE EASEMENT | | | | | | | | |

LAKE CONROE

S75°35'36"E 70.00'



13838
SHORE LINE DRIVE
(60' R.O.W.)

SIGN & DATE
Lee Burns
6-19-17

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY CO. UNDER G.F. No. 16339309.

FLOOD MAP:

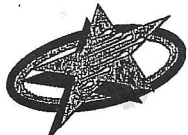
THIS PROPERTY LIES IN ZONE "X" AS DEPICTED ON COMMUNITY PANEL No. 48339 C 0225 G, DATED: 08-18-14
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

PLAT OF SURVEY
SCALE: 1" = 20'

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FOR: LEE BURNS
ADDRESS: 13838 SHORE LINE DRIVE
ALLPOINTS JOB #: AH84556 ZR
G.F.: 16339309

LOT 2, BLOCK 18,
LAKE CONROE HILLS, SECTION 2,
CAB. A, SHT. 117A, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS



ALLPOINTS SERVICES CORP
PHONE: 713-468-7707
T.B.P.L.S. # 10122600

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 10TH DAY OF MAY, 2017.

Steven P. Brister

