

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

Date: 03/24/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Mark B. Sternfels & Jackie K. Sternfels  
Address of Affiant: for 362 Promenade St W, Montgomery, TX 77356  
Description of Property: BENTWATER 59, BLOCK 1, LOT 4  
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:

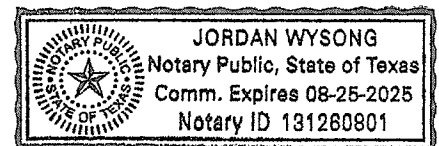
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 7 January 2020 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.

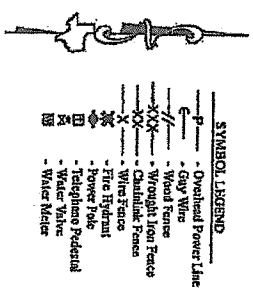
EXCEPT for the following (If None, Insert "None" Below) None.

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.

Mark B. Sternfels  
Jackie K. Sternfels  
SWORN AND SUBSCRIBED this 25<sup>th</sup> day of March, 2022.

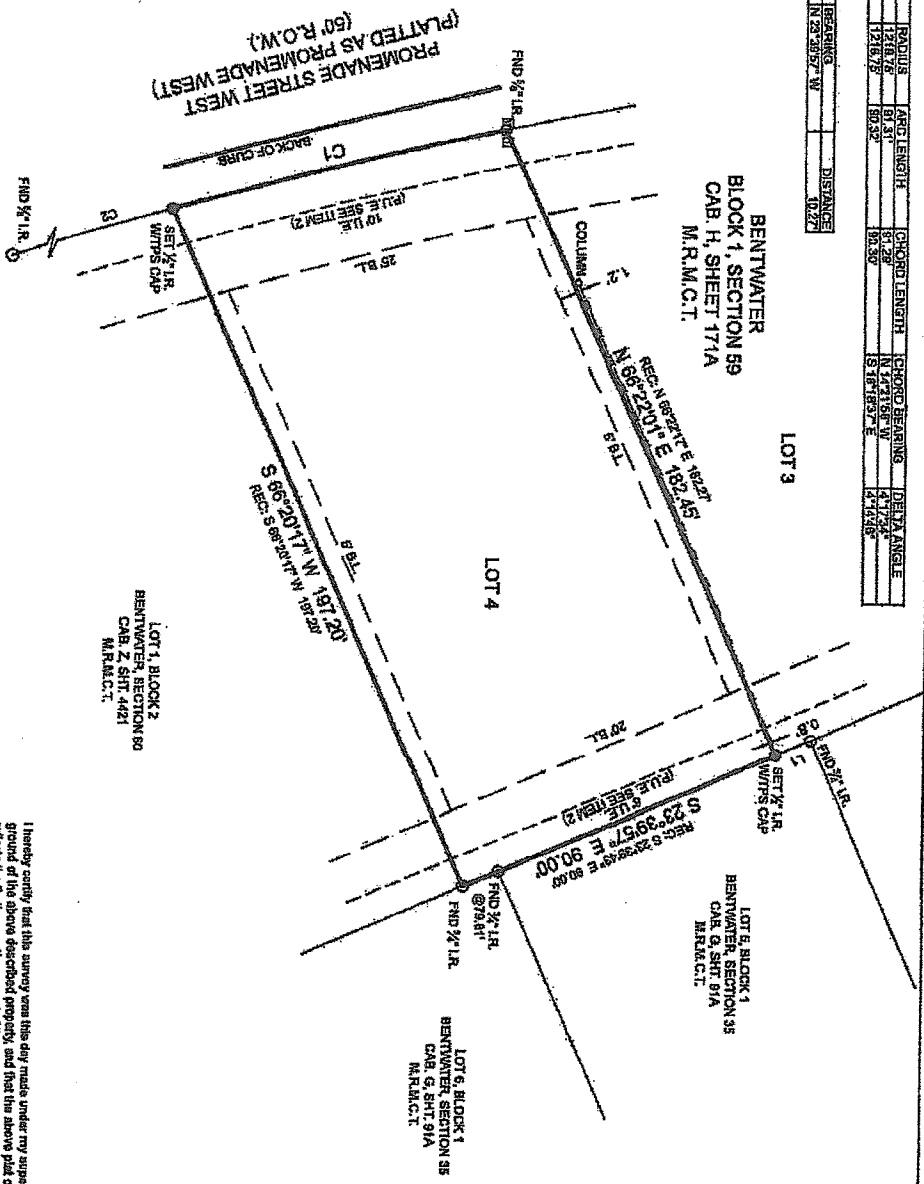
[Signature]  
Notary Public  
(TXR 1907) 02-01-2010





- SYMBOL LEGEND**
- Overhead Power Line
  - Day Wire
  - Wood Fence
  - XXX - Wrought Iron Fence
  - XXX - Chain Link Fence
  - Wire Fence
  - Tree Symbol
  - Telephone Pedestal
  - Water Valve
  - Water Meter

LINE	BEARING	W	DISTANCE
C1	N 23° 20' 57" W		10.27'
C2	N 66° 22' 01" E	18.74'	18.74'
C3	S 63° 58' 57" W	18.74'	18.74'
C4	S 23° 39' 57" E	18.74'	18.74'
C5	N 66° 22' 01" E	18.74'	18.74'
C6	N 23° 20' 57" W		10.27'



**BOUNDARY SURVEY**

Surveyor has relied on information provided by:  
 First - G.F. No. 285-9340-CHDS  
 Eminent date December 18, 2020

- The Subject Tract(s) as shown hereon may be subject to the following items listed in Schedule B, of said Title Commitment:
- 1) Those as per item 1(9), Schedule B, of said Title Commitment.
  - 2) Public Utility Easements per C.F. No. 2019(0877), C.P.R.M.C.T. (Once offered)

**TEXAS**  
 PROFESSIONAL SURVEYOR, L.L.C.  
 3032 N. BRAZZIER STREET - CONROE, TX 77383  
 PH: (281) 286-2447 - FAX: (281) 286-7448  
 WWW.SURVEYINGINTEXAS.COM  
 Equal Registration No. 10882-09

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 493382285 having an effective date 8-19-2014.  
 Sub No. 1422-285  
 Date: 11-28-2020  
 Drawn: J.K.  
 Field Book: VI  
 Record:

Purchaser: Mark A. Shamble and Jackie K. Shamble  
 Address: 3822 Promenade Street West, Montgomery, TX 77346  
 Lot: 4 Block: Section: A 203  
 Survey: James A. Foster  
 Area: 2.03  
 Subdivision: Bentwater  
 Cardinal: H Street 171A Map Records  
 Montgomery County, Texas

Based on recorded plat.

I hereby certify that the survey was this day made under my supervision on the grounds of the above described property, and that the above and existing records of the survey are correct and true to the original plat and that the survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

*Michael S. Partridge*  
 Registered Professional Land Surveyor No. 6125

