

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

Date: April 5, 2022 GF No. \_\_\_\_\_

Name of Affiant(s): James B Heston, Kim K Heston

Address of Affiant: 13317 Hidden Valley Dr, Montgomery, TX 77356-5315

Description of Property: WALDEN 15, BLOCK 70, LOT 418

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 \_\_\_\_\_, 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 June 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.

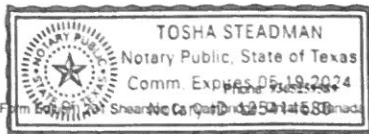
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

[Signature]

SWORN AND SUBSCRIBED this 7<sup>th</sup> day of April, 2022

[Signature]  
Notary Public



(TXR-1907) 02-01-2010

Walzel Properties, 12275 FM 1097 West Willa TX 77318  
Kelly Lawson

Produced with Lone Wolf Transactions (zipForm 509-01-201) Shearman & Sterling LLP 13317 HIDDEN NIT 1.05 www.lwolf.com

Fax \_\_\_\_\_

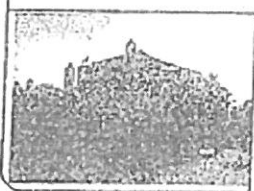
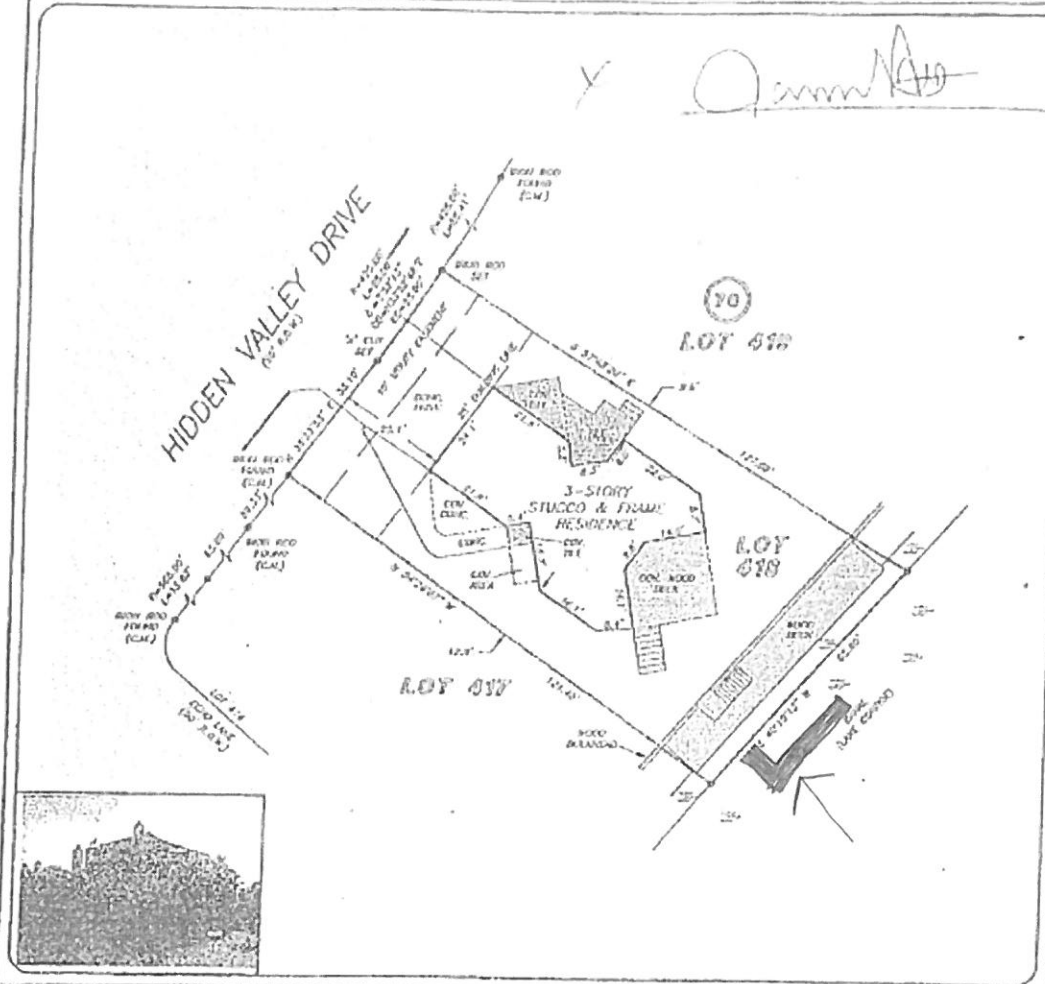
GF NO. LHT71-71-0002470 LSI FILE  
 ADDRESS: 13317 HIDDEN VALLEY DRIVE  
 MONTGOMERY, TEXAS 75360  
 BORROWER: SILPHIA M. GARY AND  
 JANE K. GARY

**LOT 418, BLOCK 70  
 WALDEN ON LAKE CONROE, SECTION 15**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET C, SHEET 20 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 30'  


X *Quinn*



THIS PROPERTY DOES NOT BE WITHIN THE  
 FLOOD PLAIN AS PER FEMA  
 FLOOD MAP NO. 48302C D133 F  
 MAP NUMBER 12/10/1991  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF THIS  
 PHOTOGRAPH OF THIS AREA PRESENT EXACT  
 DISTRIBUTION WITHOUT REGARD FOR STAGE

A SURVEYOR INVESTIGATION  
 WAS RETURNED TO THE SURVEYOR  
 RECORDS IN CABINET C, SHEET 20 M.C.A.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUNDS THAT THIS PLAT ACCURATELY  
 REPRESENTS THE FACTS FOUND AS THE  
 RESULT OF SURVEY AND THAT THERE ARE NO  
 ENCUMBRANCES APPLICABLE TO THE SURVEY,  
 EXCEPT AS NOTED HEREON. THIS SURVEY IS  
 INTENDED FOR THE EXCLUSIVE USE OF THE  
 PARTIES TO THIS TRANSACTION AND THE  
 SURVEYOR'S LIABILITY IS LIMITED TO THE  
 DUTY OF PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JEFFERSON COUNTY, TEXAS  
 EXPIRES 12, 2004



				
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PRECISION SURVEYORS, INC.

1-800-665-5262      201-493-1580  
 1-800-526-3282      FAX 201-493-1857  
 TEXAS ADDRESS: 13317 HIDDEN VALLEY DRIVE, MONTGOMERY, TEXAS 75360