

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

Date: 04/29/2022 GF No. _____
Name of Affiant(s): Vanann Madden
Address of Affiant: 18974 S Nueces Trail, Magnolia, TX 77355
Description of Property: 18970 S Nueces Trail, Magnolia, TX 77355 (Lot 74, Blk 1, Ranch Crest 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 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 06/19/2017 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.

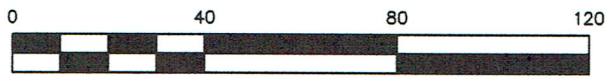
EXCEPT for the following (If None, Insert "None" Below): None

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.

<i>Vanann Madden</i>	dotloop verified 04/30/22 8:50 AM CDT 1FUXCT0RY-1G1IC-PHZU

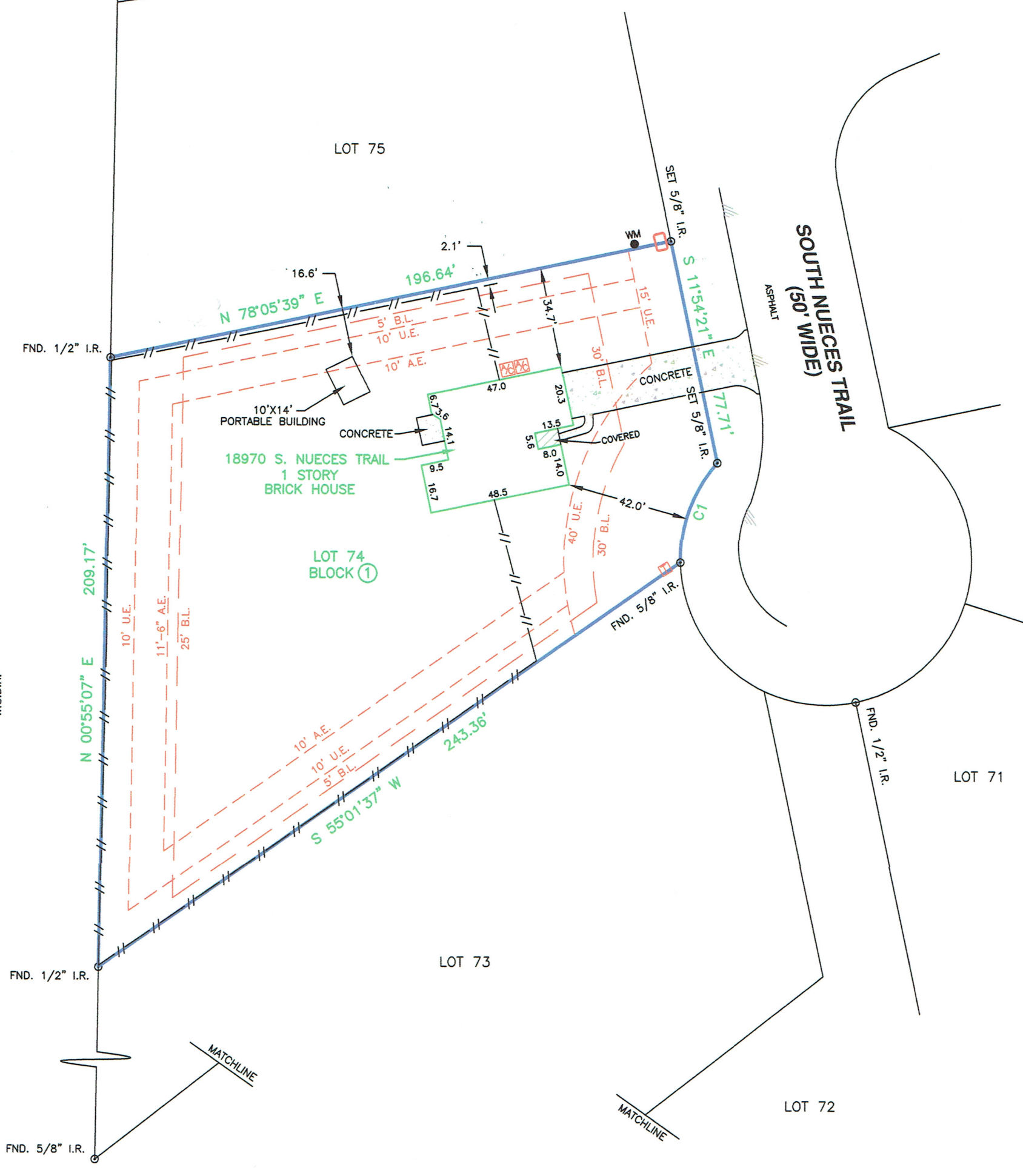
SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

Notary Public
(TXR 1907) 02-01-2010



SCALE 1"=40'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.20	50.00	42°37'55"	S19°54'30"W	36.35



REMAINDER OF 1250.74 ACRES
LIVE OAK LAND DEVELOPMENT, LTD.
VOLUME 552, PAGE 127
W.C.D.R.

LEGEND

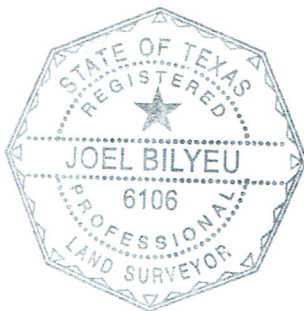
- FND. _____ Found
- I.R. _____ Iron Rod
- M.C.M.R. _____ Montgomery County Map Records
- W.C.D.R. _____ Waller County Deed Records
- O.P.R.M.C. _____ Official Public Records of Montgomery County
- C.C.F. No. _____ County Clerk File No.
- U.E. _____ Utility Easement
- A.E. _____ Aerial Easement
- B.L. _____ Building Line

- IRON ROD
- WOOD FENCE
- WATER METER
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- A/C PAD

- NOTES:**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED WEST LINE OF THE SUBJECT TRACT CALLED N 00°55'07" E, AS SHOWN ON THE RECORDED PLAT.
 2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PANEL No. 48339C0475G, MAP REVISED: AUGUST 18, 2014.
 3. TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE No. 17-306064-MG, EFFECTIVE DATE: MAY 17, 2017.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT AND RESTRICTIONS RECORDED UNDER CLERK'S FILE No. 2006-100067 AND RIGHT-OF-WAY EASEMENT RECORDED UNDER CLERK'S FILE No. 2002-072897 OF THE O.P.R.M.C.
 5. SUBJECT TO A BLANKET UTILITY EASEMENT PER CLERK'S FILE No. 2006-110586 OF THE O.P.R.M.C.

TO: VANANN M. SIMMS; BEVERLY A. NICHOLS; AND FIRST NATIONAL TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

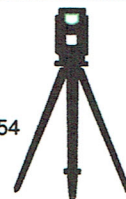


Joel Bilyeu
JOEL BILYEU TEXAS R.P.L.S. NO. 6106

**LAND TITLE SURVEY
LOT 74, BLOCK 1
RANCH CREST SECTION 2
CABINET T, SHEET 188, M.C.M.R.
MONTGOMERY COUNTY, TEXAS**

C&R SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

11814 BROWNWOOD DR. MAGNOLIA, TEXAS 77354
OFFICE - (281) 259-6042 FAX - (281) 259-6043
E-MAIL - joel@crsurveying.com



Date: 06-19-17	Scale: 1"=40'
Drawn By: J.R.B.	Checked By: J.R.B.
Job No.: 02019-000-0-LTS	Drawing No. B-837