

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

Date: _____ GF No. _____

Name of Affiant(s): Daniel Maymon

Address of Affiant: 102 Golden Eye Ct, Montgomery, TX 77316

Description of Property: S965246 - WOODFOREST 46, BLOCK 1, LOT 6

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 7-27-2020 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.

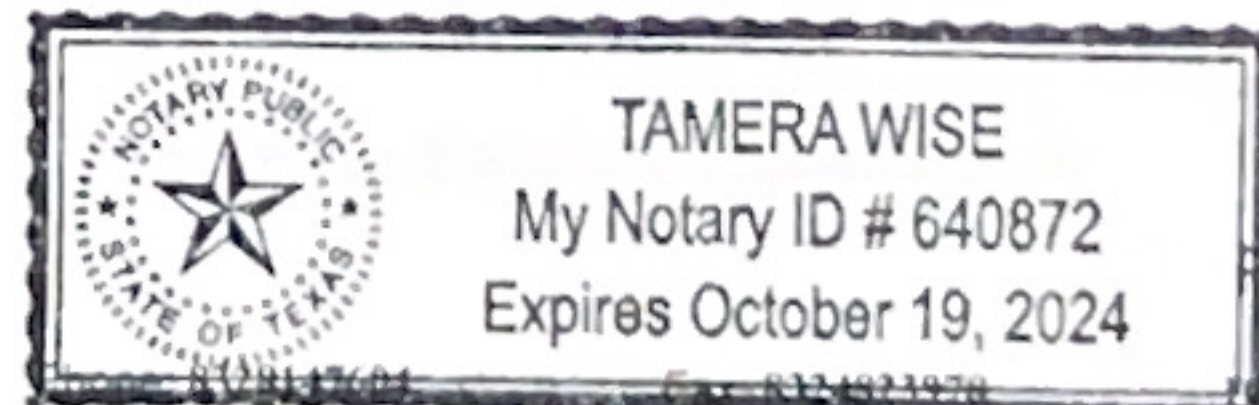
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Daniel Maymon

DOMY

SWORN AND SUBSCRIBED this 21 day of June, 2022

Tamera K. Wise
Notary Public

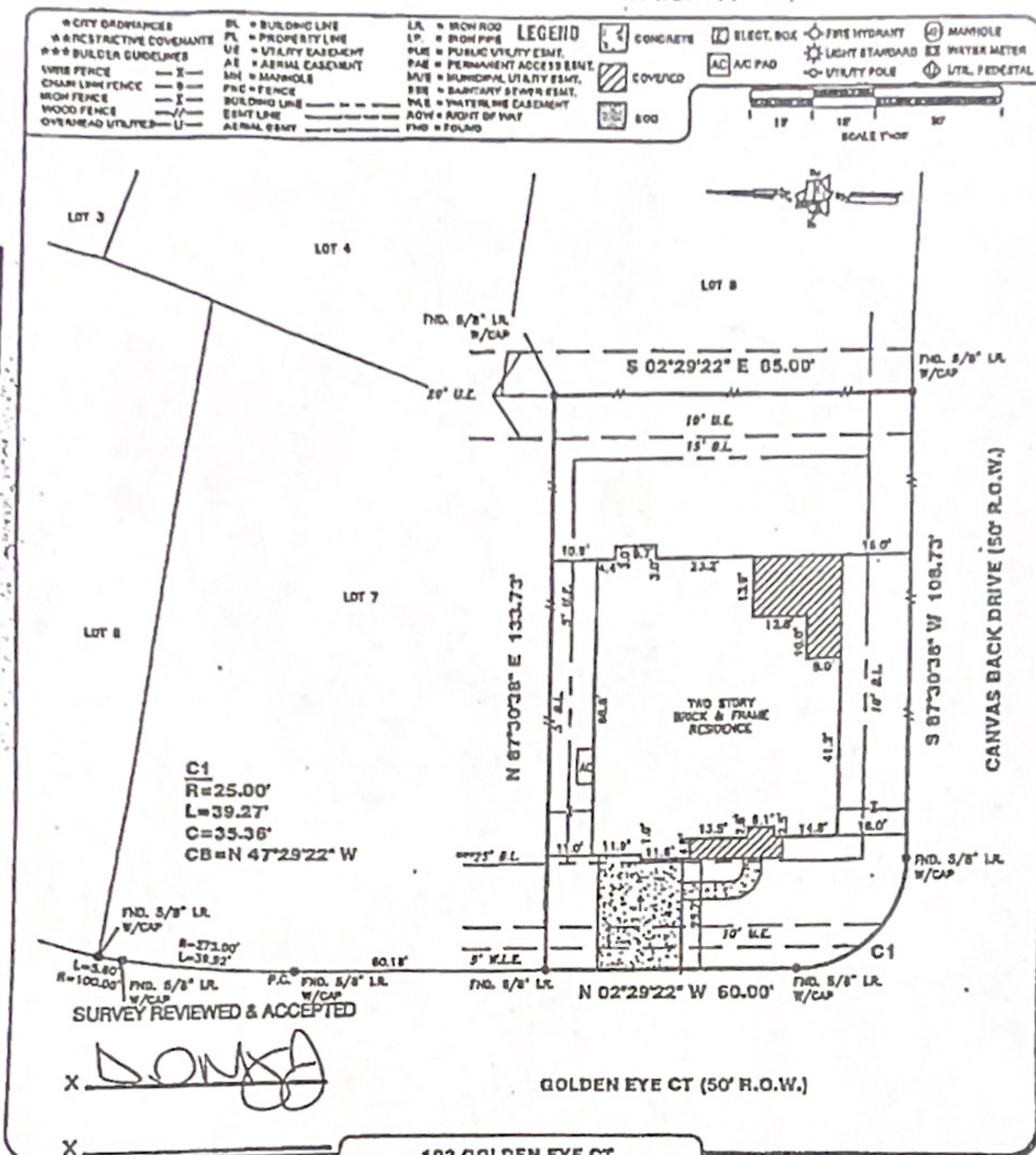


(TXR-1907) 02-01-2010

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: [Signature] Date: 7-27-2020

By: _____ Date: _____



PROPERTY INFORMATION

LOT 6 BLDCK 1

SUBDIVISION:
WOODFOREST SECTION 46

RECORDING INFO:
CABINET 2, SHEETS 294, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

BORROWER:
THOMAS COX

TITLE CO.
GREAT AMERICAN TITLE COMPANY
G.F.# 45629-GAT84 G.F. DATE: 09-06-18

SURVEYED FOR:
GRACEPOINT BUILDERS, LP

DRAWING INFORMATION

TRI-TECH JOB NO: GP932-15

CLIENT JOB NO: N/A

DRAWN BY: RK

BLANKING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 12-09-15

FLOOD INFORMATION

F.L.R.M. NO: 48339C PARCEL: 0370G

REVISED DATE: 08-18-14 ZONE: Xc

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDS PLAT UNLESS OTHERWISE NOTED.

ALL TIE LINES AND STAMPS LA 812, UNLESS OTHERWISE NOTED.

SUBJECT TO A BARRIAGE EASEMENT UP ON EACH SIDE OF THE CORNER OF ALL NATURAL DRAINAGE COURSES IN THE SECTION AS SHOWN ON RECORDS PLAT OF THIS SECTION.

SECTION 46 COVENANTS AND GUARANTEES AS SET FORTH PER CABINET 2, SHEET 294, MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

PROPERTY SUBJECT TO RECORDS RESTRICTIONS, REGULATIONS, & ORDINANCES OF A.C.

IMPACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND ACCURATE BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDS MAP PLAT AND/OR SURVEY IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT DATED HEREON.

ALL BUILDING LINES, RECORDS EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS, RESTRICTIONS, E.C. AND RECORDS ORDINANCES INCLUDING CITY OF MONTGOMERY, TEXAS, THAT AFFECT SUBJECT PROPERTY SHOULD BE HEARD.

THIS SURVEY DOES NOT ADDRESS ANY SITES, UTILITIES OR OTHER INFORMATION PERTAINING TO THE PROPERTY, WHICH MAY AFFECT THE PROPERTY. OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE utility COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	12-09-15	FORM SURVEY	RK
2	08-11-18	FORM SURVEY	NR
3	08-29-18	ADD BUBBLE NUMBER	MOOR

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
10401 Westfield Drive Houston, Texas 77036
Houston, Texas, 77036 Fax: (713) 667-4610
FIRM REG. NUMBER 18115889

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby certify that the plat shown hereon represents a boundary survey made on the ground and is a true and correct representation of the facts and conditions as shown on the map or plat thereof, as stated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS VALID WITHOUT THE ORIGINAL SURVEYOR'S SEAL AND SIGNATURE.

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9/30/16

STATE OF TEXAS
REGISTERED
CODY L. CONDORON
5899
PROFESSIONAL
LAND SURVEYOR

[Signature]