

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Amanda Handlon

Address of Affiant: 423 Seabiscuit Blvd, New Caney, TX 77357

Description of Property: 423 Seabiscuit Blvd, New Caney, TX 77357

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.

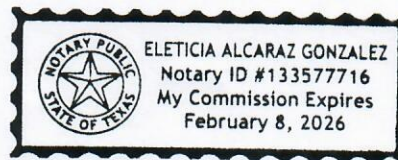
4. To the best of our actual knowledge and belief, since April 2019 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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:) New Roof July 2021

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.

Amanda Handlon



SWORN AND SUBSCRIBED this 6<sup>th</sup> day of June, 2022

Eleticia Alcaraz Gonzalez  
Notary Public

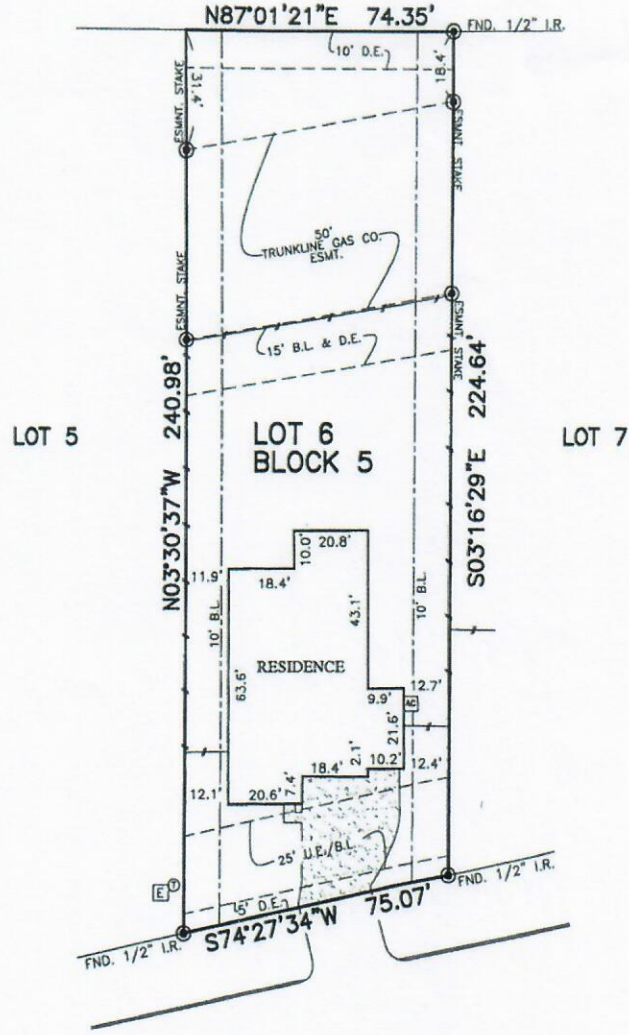
Kelley Jacquinot, JAX Realty Texas, LLC, 431 Seabiscuit Blvd, New Caney, TX 77357, 5627737  
Produced with Brokermint, Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009





FLATWORK	B.L. BUILDING LINE	CONC. CONCRETE	B.L.D.G. BUILDING	⊙ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	U.E. UTILITY EASEMENT	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	W.L.E. WATER LINE EASEMENT	STMS.E. STORM SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊕ TELEPHONE FEDESTAL
EASEMENT	ELEV. ELEVATION	(B.G.) BUILDER GUIDELINES	⊕ WATER VALVE	⊕ GAS METER	⊕ FIRE HYDRANT
WOODEN FENCE	T.O.F. TOP OF FORM	FOUND. FOUND.	⊕ PROPERTY CORNER	⊕ CABLE PEDESTAL	⊕ WATER METER
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	I.R. IRON ROD	⊕ POWER POLE	⊕ WATER METER	MANHOLE & INLET
CHAIN LINK FENCE	EXT. EXTENDED	I.P. IRON PIPE	⊕ PAD MOUNTED TRANSFORMER	⊕ GUY ANCHOR	
OVERHEAD ELECTRIC	PVT. PRIVATE	R.O.W. RIGHT-OF-WAY			

CALLED 2.0 ACRES  
VOL. 1084, PG. 879



423 SEABISCUIT BOULEVARD  
(60' R.O.W.)

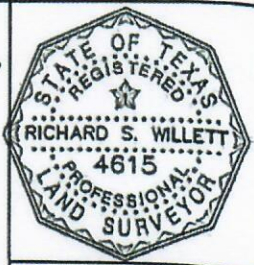
SIGN & DATE  
*[Signature]* 4-26-14

PLAT OF SURVEY  
SCALE: 1" = 40'

NOTES:  
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY UNDER G.F. No 17339386.

FOR: JONATHAN HANDLON  
ADDRESS: 423 SEABISCUIT BOULEVARD  
ALLPOINTS JOB#: AH148223 BY: DB  
G.F.: 17339386  
JOB:

LOT 6, BLOCK 5,  
AMENDING PLAT LILLIPUT FARMS, SECTION 1,  
CAB. Z, SHEET 4861, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 5TH DAY OF FEBRUARY, 2018.

*RSW*

FLOOD ZONE: X  
COMMUNITY PANEL: 48339C0600G  
EFFECTIVE DATE: 8/18/2014  
LOMR: \_\_\_\_\_ DATE: \_\_\_\_\_