

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

Date: 7-27-2022

GF No. \_\_\_\_\_

Name of Affiant(s): Ernest Leuenberger, Laura T Leuenberger

Address of Affiant: 207 Laura Lane, Conroe, TX 77385

Description of Property: Lot 2, Block 5, Oak Ridge North 10

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.

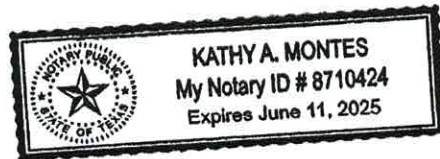
4. To the best of our actual knowledge and belief, since AUGUST 2002 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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:): REAR ONE-STORY ADDITION OF 10 FEET TO BREAKFAST AREA AND 6-7 FEET ACROSS REST OF REAR OF HOUSE, APPROX. 260 S.F. PLUS A1 SHED ADDITION OF 10 X 12 FEET ATTACHED TO REAR OF GARAGE.

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.

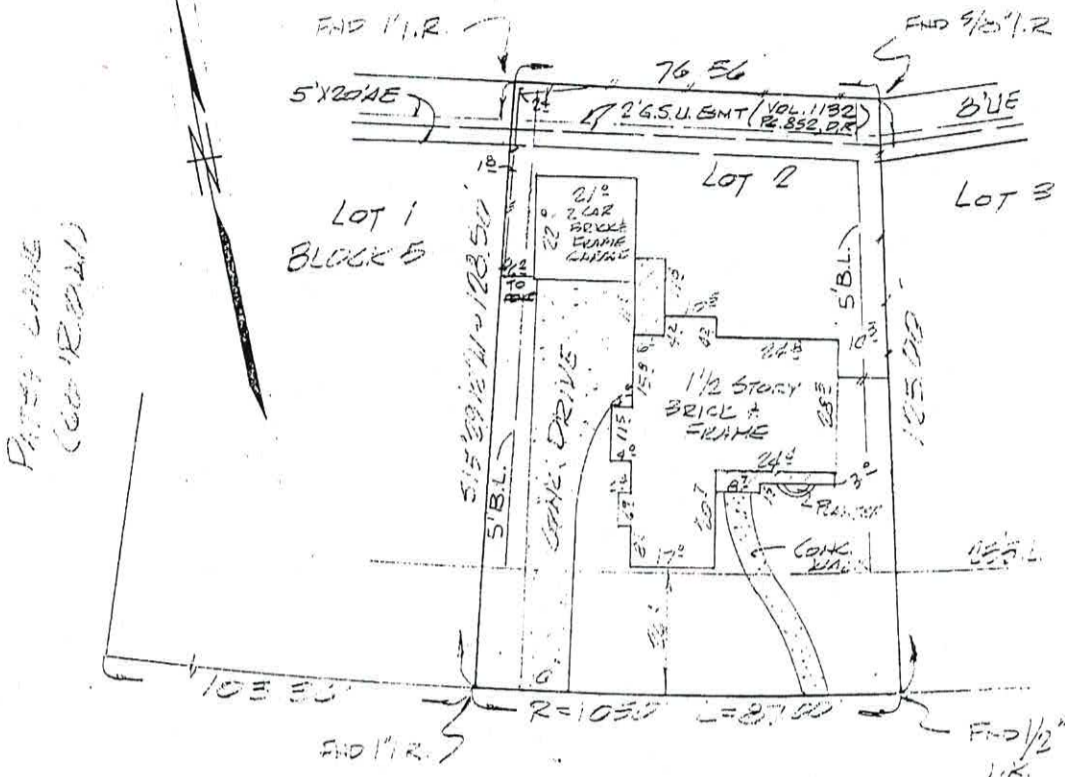
[Signature]  
Ernest Leuenberger  
[Signature]  
Laura T Leuenberger



SWORN AND SUBSCRIBED this 27 day of July, 2022  
[Signature]  
Notary Public  
Kathy Montes

(TXR-1907) 02-01-2010

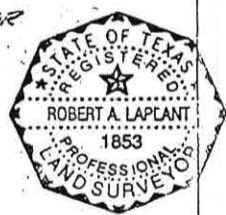
ROBERT A. LA PLANT SURVEYORS, INC.  
 17150 BUTTS CREEK RD # 200  
 HOUSTON, TEXAS 77090  
 (281) 440-8890



BEARINGS BASED ON SUBD. PLAT  
 ABSTRACTS FURNISHED BY TITLE CO.  
 5' B.S. (VOL. 1149, P. 93, O.R.)

100 year flood plain:  
 Out 20' X'  
 In 483390-5376  
 2-22-99  
 G.F. No. 30026116  
 Job No. 0209008  
 Scale: 1"=30'

Pur. ERNEST & LAURA LEUBENBERGER  
 Address 1207 LAURA LANE  
 Lot 2 Blk. 3 Sec. 10  
 Sur. \_\_\_\_\_  
 Area \_\_\_\_\_ Ac.  
 Subd. OAK RIDGE NORTH  
 Vol. 9 Page 102 M.R.  
 MONTGOMERY COUNTY, TEXAS



I, Robert A. Laplant, a registered Public Surveyor in the State of Texas, do hereby certify to FIRST SURETY TITLE CO. and RELIANT MORTGAGE CORP. LLC that this survey was this day made on the ground on the property described hereon is correct, and all improvements are shown hereon, and I do further certify that except as shown or noted hereon, there are no discrepancies or conflicts of boundary lines, no encroachments or overlapping of improvements,; all easements and rights-of-way are shown, and subject property has access to and from a dedicated roadway. There were no shortages in area at the time of this survey.  
 Dated this 26th day of AUGUST, 2008