

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

Date: 08/15/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Lowell Lane Ketron ; Jill Elizabeth Ketron  
Address of Affiant: 3038 Lake Island Drive, Montgomery, TX 77356  
Description of Property: 3038 Lake Island Drive, Montgomery, TX 77356  
County Montgomery County, 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 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, replatting, 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

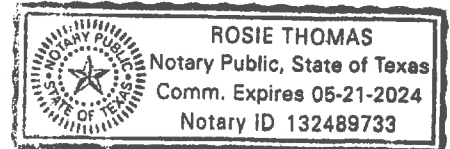
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Jill Ketron  
Lowell Lane Ketron

SWORN AND SUBSCRIBED this 15<sup>th</sup> day of August, 20 22

Rosie Thomas  
Notary Public

(TXR 1907) 02-01-2010



*Connie Ubanashi*

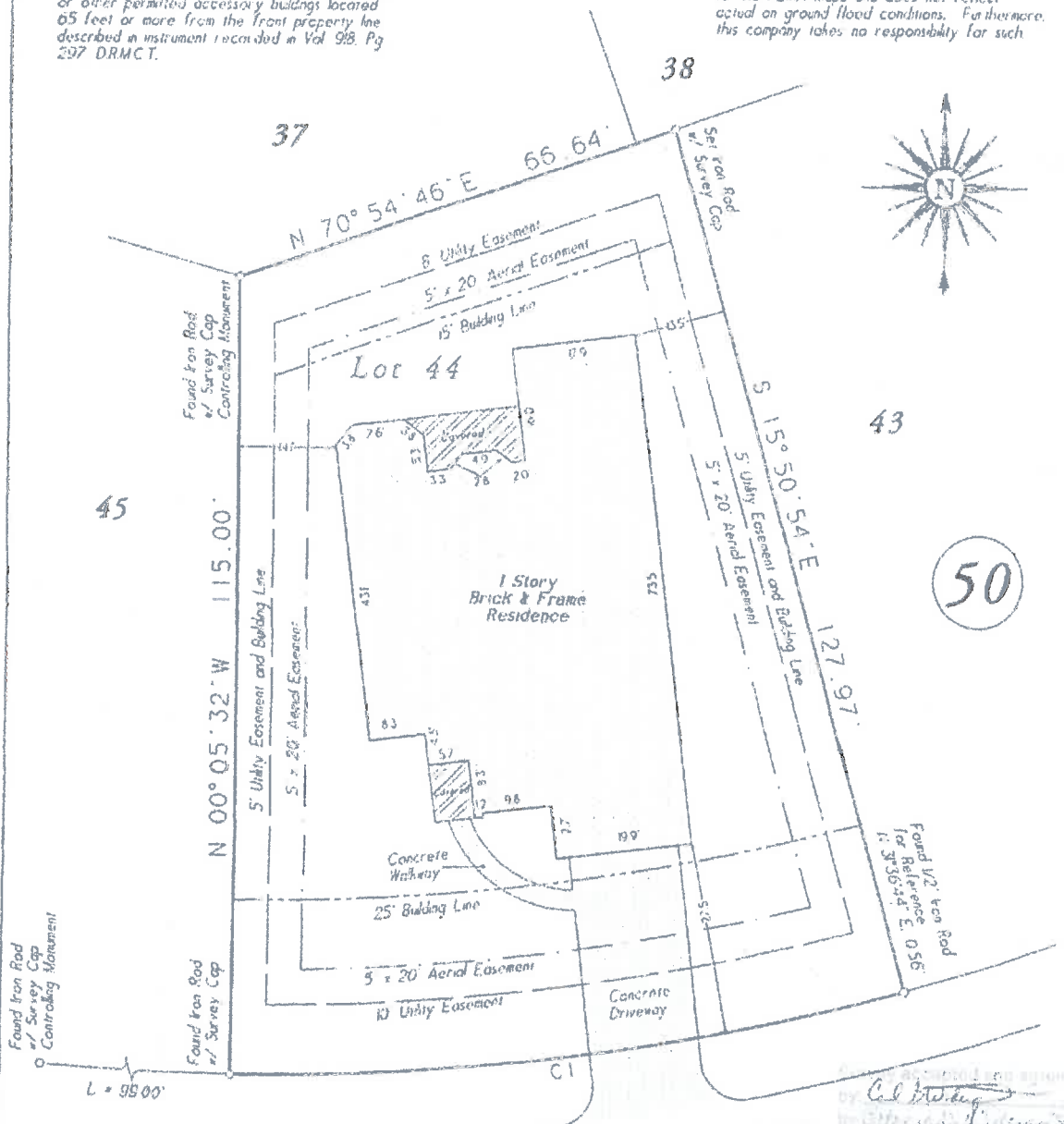
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	15° 45' 25"	360.00	99.00	49.82	98.69	S 82° 01' 44" W

**Notes:**

1. Basis of bearings: Recorded Plat
2. Easements and building lines as shown are per the recorded plat, as described in the restrictive covenants and Volume 918 Page 297 DRMCCT.
3. A 3 foot side building line applies to garages or other permitted accessory buildings located 65 feet or more from the front property line described in instrument 1 recorded in Vol. 918, Pg. 297 DRMCCT.

This property lies within ZONE X as SCALED from FEMA Map Panel Number 48339C025-F, dated December 19, 1996.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



**LAKE ISLAND DRIVE**  
60' R.O.W.

Lot Forty-Four (44), Block Fifty (50), OF WALDEN ON LAKE CONROE, Section Nine (9), a subdivision situated in the William C. Clark Survey, A-6, Thomas Corner Survey, A-10 and the William Atkins Survey, A-3, Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet B, Sheet 8-A, of the Map Records of Montgomery County, Texas.



RPLS Seal

Credited To: Stewart Title Guaranty Company and Princeton Mortgage Company  
 Client: Connie Ubanashi

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CERTIFICATION (II) SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN

*Steven L. Crews*  
 Steven L. Crews RPLS # 4141

Date: June 25, 2002	GF No: 02411424
Job No: 01-0352	Scale: 1" = 20'
Address: 3038 Lake Island Drive	Drawn By: RT
City, State: Montgomery, Texas	Zp: 77356 Rev: 0

**GeoMatics, Inc.**  
 Engineering and Surveying  
 7424 P.M. 1488, Suite A, Magnolia, Texas 77354  
 Office: 281-259-2500 Metro: 281-356-6908 Fax: 281-356-8336