

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

Date: 9/24/22

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

Name of Affiant(s): Amanda Matthews

Address of Affiant: 24722 Glen Loch, Spring Tx 77380

Description of Property: TIMBER LAKES 3A&3B, LOT 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 1986 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): 7.5 x 10 concrete slab that was there when house was purchased in 1986. Slab is 16 ft. from the rear of the property and 2 feet from the side. It's drawn into survey.

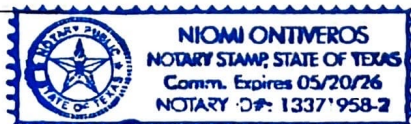
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

SWORN AND SUBSCRIBED this 24 day of September, 2022

Niomí Ontiveros  
Notary Public



(TXR-1907) 02-01-2010

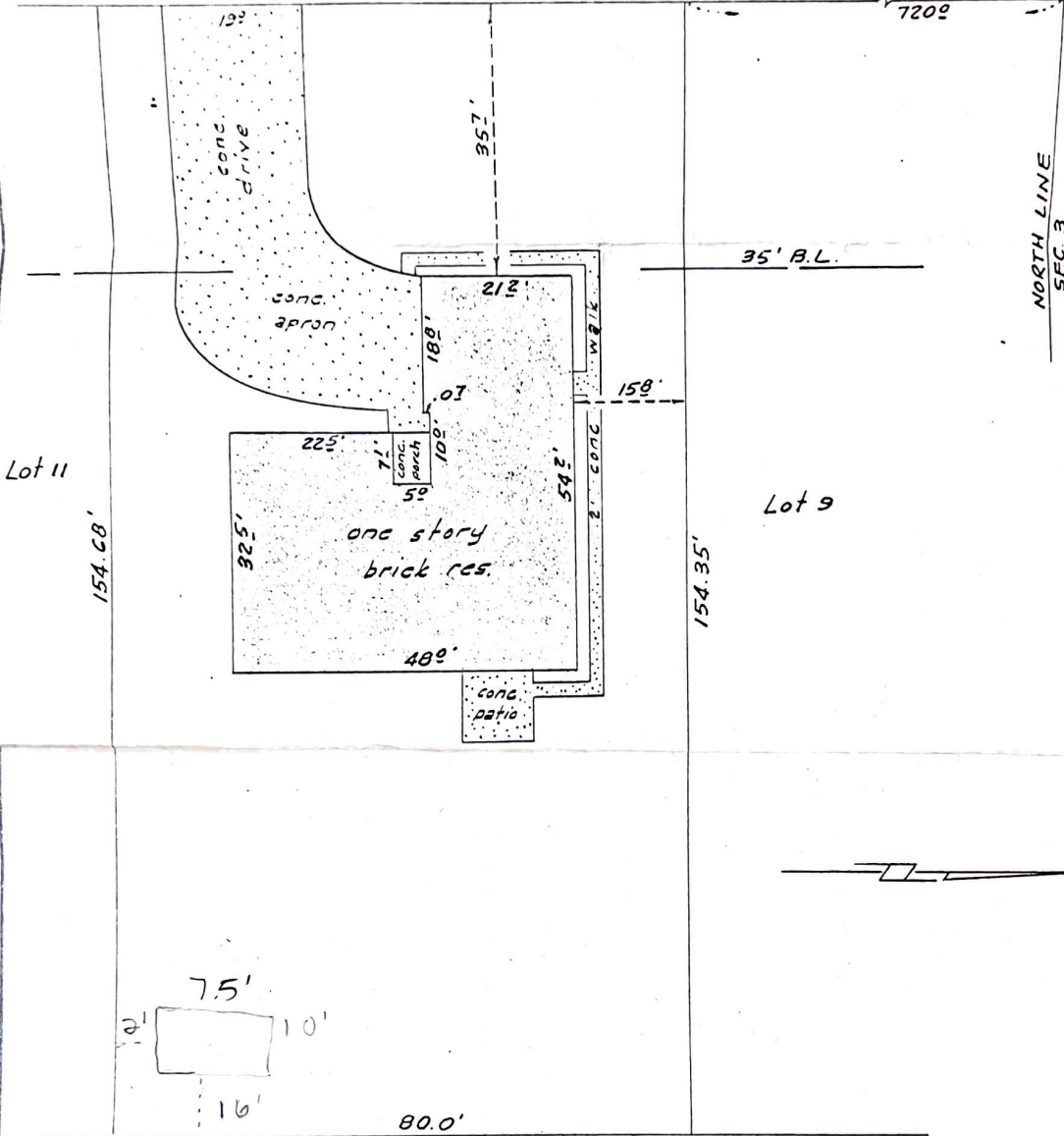
PH.: PL 6-5447  
CONROE, TEXAS

GLEN LOCH DR.

80.0'

720°

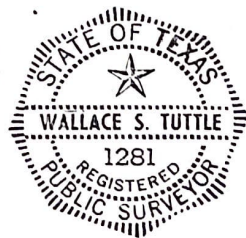
NORTH LINE  
SEC. 3



LOT 10 BLOCK  
TIMBER LAKES, SEC. 3, PART A.  
A SUBDIVISION IN THE H. SIGEL SUR., A-796  
SCALE: 1" = 20' DATE: AUG. 14, 1968

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A GROUND SURVEY MADE BY ME FOR \_\_\_\_\_ ON 8-14-68 OF LOT 10, TIMBER LAKES, SEC. 3, PART A A SUBDIVISION IN THE H. SIGEL SUR., A-796 CORRECT MAP OF WHICH IS RECORDED IN VOLUME J PAGE 399 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. THERE ARE NO ENCROACHMENTS ON THIS PROPERTY AT THE TIME OF THIS SURVEY AND ALL IMPROVEMENTS ARE WITHIN THE BOUNDARIES OF THIS PROPERTY. CORNERS NOT SET AT THE TIME OF THIS SURVEY.



*Wallace S. Tuttle*

REGISTERED PUBLIC SURVEYOR NO. 1281

SEAL