

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

Date: September 29, 2022

GF No. _____

Name of Affiant(s): Paul Condit, IV, Debra Condit

Address of Affiant: 11416 W. Connie Lane, Montgomery, TX 77316

Description of Property: Lot 19, Block 2, Grand Lake Estates, Section 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 10/8/20 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

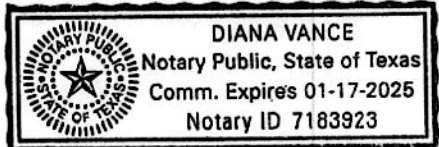
Discussed by:
the Title Company
Paul Condit, IV

Debra Condit, IV
Debra Condit

SWORN AND SUBSCRIBED this 5th day of October, 2022

Notary Public
Diana Vance

(TXR-1907) 02-01-2010





AMENDING PLAT
 GRAND LAKE ESTATES
 BLOCK 3, SECTION 6
 CABINET Z, SHEET 265, M.R.M.C.T.

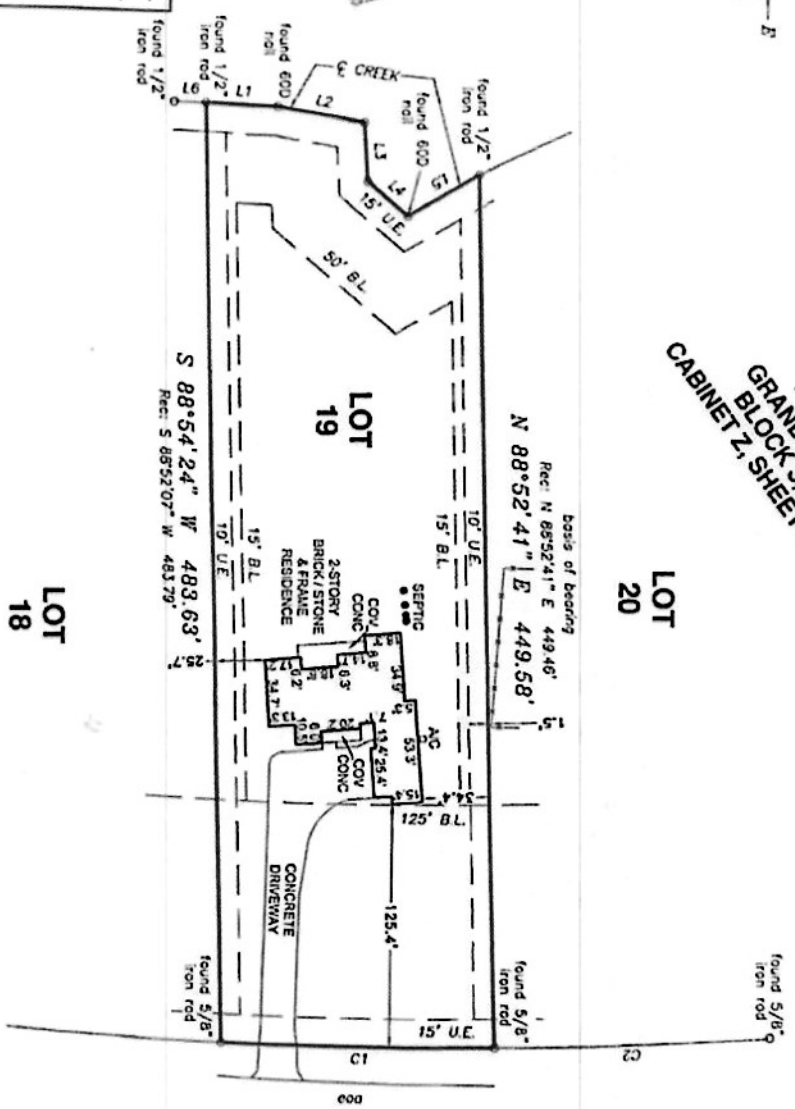
GRAND LAKE ESTATES
 SECTION EIGHT
 CABINET P, SHEET 75 M.C.M.L.

- LEGEND**
- o/a (in) (in/ft)
 - fence line
 - meter
 - m/h
 - m/h
 - coil
 - tel.
 - elec.
 - pp
 - red
 - BL
 - U.E
 - D.E

TEXAS
 REALTORS
 MILD N. KRUEGER, REALTOR
 PH: (817) 566-3447 - FAX: (817) 566-3448
 WWW.SURVEYINGTEXAS.COM
 REGISTRATION No. 10854-00

PROJECT NO. G122-028
 KEY MAP 1849
 DRAWING DATE: 09/14/18
 REVISED: 9/20/19 FINAL
 REVISION: 10/8/20 FINAL
 DRAWN BY: CP/CP/SC

CURVE	POINTS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2256.65	139.50	139.50	S 01°09'21" W	3°33'07"
C2	2256.47	139.24	139.24	N 02°27'42" W	3°32'08"



WEST CONNIE LANE
 (60' PVT. R.O.W.)

FINAL SURVEY
 FOR PAUL CONDI AND DEBBIE CONDI
 WEST CONNIE LANE
 MONTGOMERY, TEXAS

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by First American Title Guaranty Company
 C.F. No. 2337547-1049
 Effective date: July 31, 2020

1) Those as per item 10(a), Schedule B, of said Title Commitment
 2) Easement per C.F. No. 9852394, and partially released in C.F. No. 2005019516, O.P.R.M.C.T.
 3) Easement pipeline per C.F. No. 2008051318, O.P.R.M.C.T.
 4) Access easement per C.F. No. 2001105213, O.P.R.M.C.T.
 5) Underground Electric Service per C.F. No. 2001105213, O.P.R.M.C.T.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
 Real Property Records of Montgomery County, Texas, under Clerk's File Nos. 2000-084836, 2009-024789, 2009-024790, 2010-027926, 2010-027927, 2010-027928, 2010-027929, 2010-027930, 2010-027931, 2010-027932, 2010-027933, 2010-027934, 2010-027935, 2010-027936, 2010-027937, 2010-027938, 2010-027939, 2010-027940, 2010-027941, 2010-027942, 2010-027943, 2010-027944, 2010-027945, 2010-027946, 2010-027947, 2010-027948, 2010-027949, 2010-027950, 2010-027951, 2010-027952, 2010-027953, 2010-027954, 2010-027955, 2010-027956, 2010-027957, 2010-027958, 2010-027959, 2010-027960, 2010-027961, 2010-027962, 2010-027963, 2010-027964, 2010-027965, 2010-027966, 2010-027967, 2010-027968, 2010-027969, 2010-027970, 2010-027971, 2010-027972, 2010-027973, 2010-027974, 2010-027975, 2010-027976, 2010-027977, 2010-027978, 2010-027979, 2010-027980, 2010-027981, 2010-027982, 2010-027983, 2010-027984, 2010-027985, 2010-027986, 2010-027987, 2010-027988, 2010-027989, 2010-027990, 2010-027991, 2010-027992, 2010-027993, 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2010-028071, 2010-028072, 2010-028073, 2010-028074, 2010-028075, 2010-028076, 2010-028077, 2010-028078, 2010-028079, 2010-028080, 2010-028081, 2010-028082, 2010-028083, 2010-028084, 2010-028085, 2010-028086, 2010-028087, 2010-028088, 2010-028089, 2010-028090, 2010-028091, 2010-028092, 2010-028093, 2010-028094, 2010-028095, 2010-028096, 2010-028097, 2010-028098, 2010-028099, 2010-028100, 2010-028101, 2010-028102, 2010-028103, 2010-028104, 2010-028105, 2010-028106, 2010-028107, 2010-028108, 2010-028109, 2010-028110, 2010-028111, 2010-028112, 2010-028113, 2010-028114, 2010-028115, 2010-028116, 2010-028117, 2010-028118, 2010-028119, 2010-028120, 2010-028121, 2010-028122, 2010-028123, 2010-028124, 2010-028125, 2010-028126, 2010-028127, 2010-028128, 2010-028129, 2010-028130, 2010-028131, 2010-028132, 2010-028133, 2010-028134, 2010-028135, 2010-028136, 2010-028137, 2010-028138, 2010-028139, 2010-028140, 2010-028141, 2010-028142, 2010-028143, 2010-028144, 2010-028145, 2010-028146, 2010-028147, 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