

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

Date: _____ GF No. _____
Name of Affiant(s): Brad & Michelle Williams
Address of Affiant: 18842 Mystic Pt Montgomery, Tx 77356
Description of Property: 24077 Old Dobbin Plantersville Rd, Montgomery, TX 77316
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 November 2021 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.

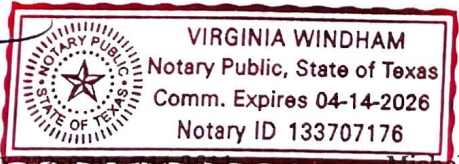
EXCEPT for the following (If None, Insert "None" Below:) NONE

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 the Title Company.

Michelle Williams
Michelle Williams

SWORN AND SUBSCRIBED this 14th day of October, 2022.

Notary Public
(TXR 1907) 02-01-2010





SYMBOL LEGEND

- P - Overhead Power Line
- G - Guy Wire
- W - Wood Fence
- XXX - Wrought Iron Fence
- X - Chainlink Fence
- X - Wire Fence
- H - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- V - Water Valve
- M - Water Meter

Surveyor has relied on information provided by:
 Chicago Title Insurance Company
 G.F. No. CTH-CO-CIT70732723
 Effective date: October 22, 2020

BOUNDARY SURVEY

- The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment
- 1) Those as per Item 1, Schedule B of said Title Commitment
 - 2) All easements and R.O.W. for public and private utilities, streets, driveways, walkways, sewers, access and drainage per C.F. No. 200110589, O.R.M.C.T. (Blanket)
 - 3) R.O.W. Easement per C.F. No. 200803472, O.P.R.M.C.T. (Does not Blanket)
 - 4) An unobstructed aerial easement 3 wide and a part of 20 above the ground upward located adjacent to all utility easements per recorded plat.

TEXAS
 PROFESSIONAL SURVEYING, L.L.C.
 3032 N. FRAZIER STREET - CONROE, TX 77333
 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVINGTEXAS.COM
 FIRM REGISTRATION NO. 10084-00

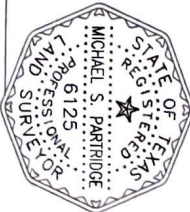
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 443430C2003 having an effective date 8/18/2014.

Job No.: C281-943
 Scale: 1"=100'
 Date: 11/22/2020
 Drawn By: MGG/GTK
 Field Crew: JM
 Revised: _____

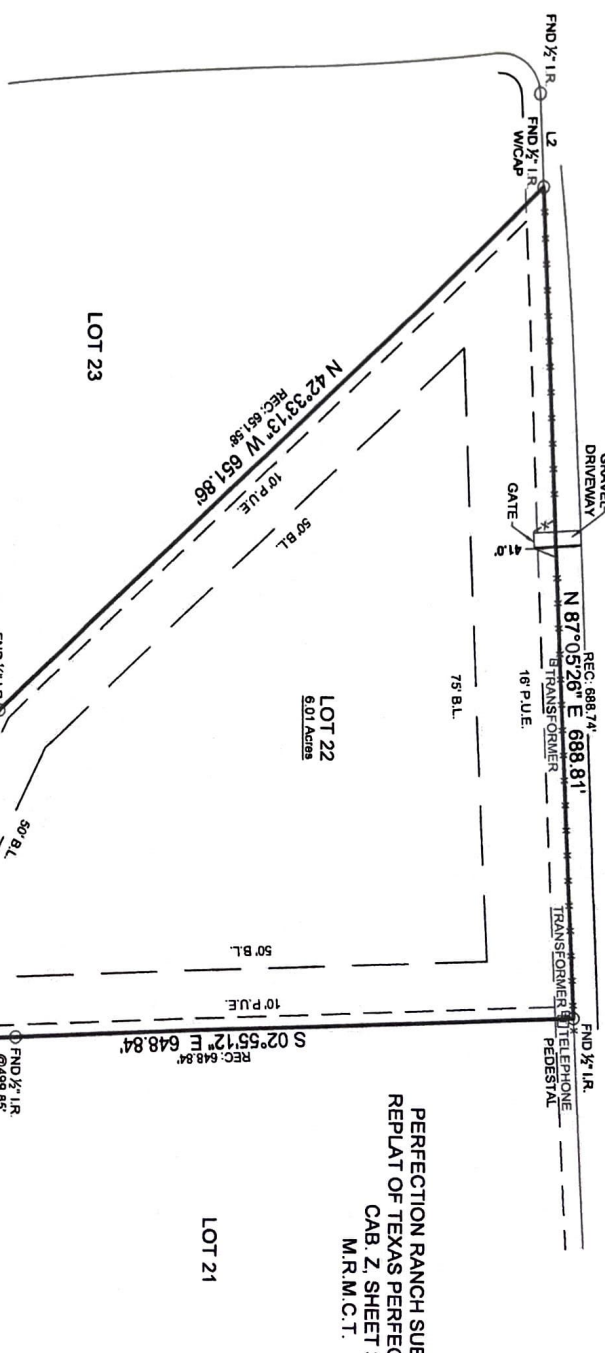
Purchaser: James Hayden
 Address: Old Dobbin Plattersville Road, Montgomery, TX 77316
 Lot: 22 Block: _____ Section: A 30
 Survey: William Ranlin
 Subdivision: Perfection Ranch Subdivision a Replat of Perfection Ranch
 Cabinet: Z Sheet: 35 Map: _____ Records
 Montgomery County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Michael S. Partridge
 Registered Professional Land Surveyor No. 6125



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



LINE	BEARING	DISTANCE
1	S 88° 11' 21\"/>	

PERFECTION RANCH SUBDIVISION, A
 REPLAT OF TEXAS PERFECTION RANCH
 CAB. Z, SHEET 35
 M.R.M.C.T.