

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

Date: \_\_\_\_\_

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

Name of Affiant(s): Darryl W. Wilson,

Address of Affiant: 95 Lakeview Village Dr, Montgomery, TX 77356-9031

Description of Property: Lake View Village 02, lot 95

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 AUG 2015 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:) 1) COVERED UPPER PORCH WITH METAL ROOF  
2) REMOVED OLD PORCH AT ENTRY AND REBUILT WITH METAL ROOF. EXTENDS SLIGHTLY FURTHER TOWARD PARKING. FULLY PERMITTED.

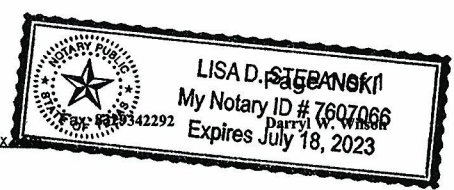
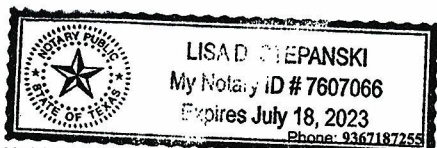
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Darryl W. Wilson  
Darryl W. Wilson

SWORN AND SUBSCRIBED this 30 day of December, 2020

[Signature]  
Notary Public  
(TAR-1907) 02-01-2010



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	214.00'	48.59'	48.48'	S 57°11'16" E	13°00'30"

**BOUNDARY & IMPROVEMENT SURVEY**  
**FOR: JOHN CUILLDERMAN**  
**95 LAKEVIEW VILLAGE**  
**MONTGOMERY, TEXAS 77358**

BEING Lot 95 of Lake View Village, Section Two, as recorded in Cabinet B, Sheet 60 of the Map Records of Montgomery County, Texas.

LAKE VIEW VILLAGE  
SECTION TWO  
CABINET B, SHEET 60 M.C.M.R.

LOT 97

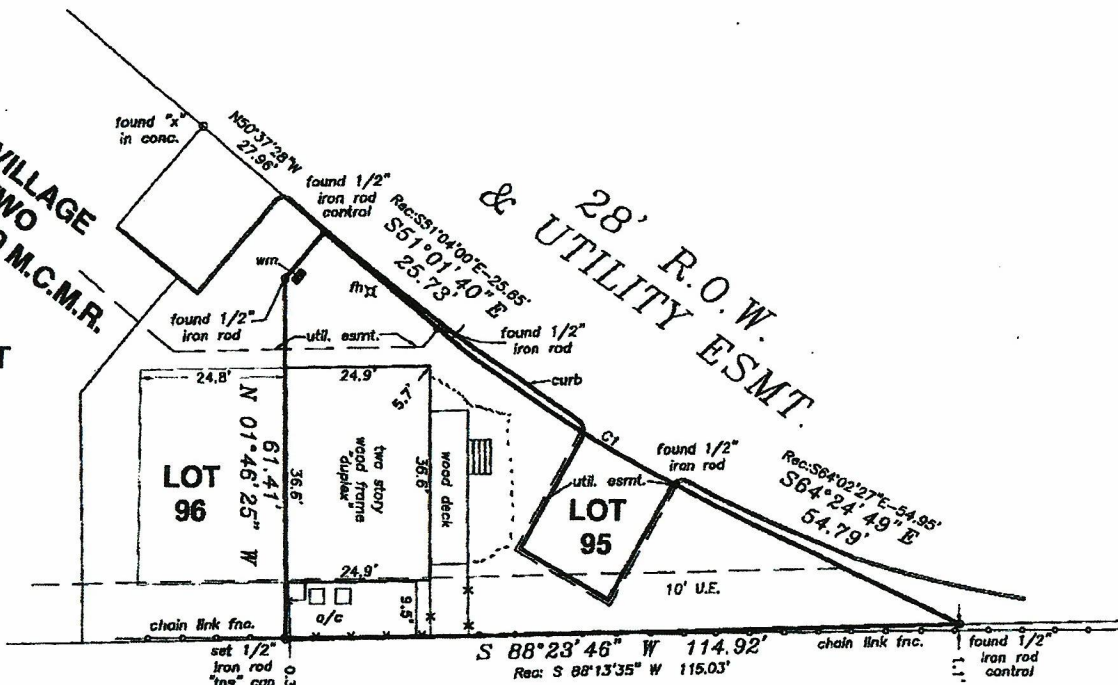
LOT 96

28' R.O.W. & UTILITY ESMT.

LOT 95

ACREAGE

- LEGEND**
- wm = water meter
  - fh = fire hydrant
  - cbl = cable tv box
  - tel = telephone box
  - elec = electric box
  - pp = power pole
  - ea = edge of asphalt
  - rec = record call
  - B.L. = building line
  - U.E. = utility easement
  - D.E. = drainage easement
  - A.E. = aerial easement
  - M.C.D.R. = Montgomery County Deed Records
  - M.C.M.R. = Montgomery County Map Records



The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record: Those recorded in Cabinet B, Sheet 60A of the Map Records of Montgomery County, Texas; and also recorded in Volume 1061, Page 915 of the Deed Records of Montgomery County, Texas.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on a recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to be within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48359C 0375 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Date of Survey: 07/14/15 RH



*Zachariah R. Savory*  
**Zachariah R. Savory**  
Registered Professional Land Surveyor No. 5966

TEXAS PROFESSIONAL SURVEYING, L.L.C.  
3032 N. FRAZIER STREET  
CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

DRAWING DATE: 07/15/15  
REVISED:  
DRAWN BY: CDF

PROJECT NO. G186-01  
Key Map 1559

