

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

Date: January 11, 2023

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

Name of Affiant(s): G. Allen Nichols and Lou Ann Nichols

Address of Affiant: 18845 Harbor Side Blvd. Montgomery, TX 77356

Description of Property: Harbor Side 01, Block 2, Lot 25

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 07/18/2010 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.

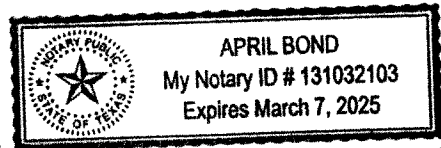
EXCEPT for the following (If None, Insert "None" Below:) Privacy fence in back yard, walkway from pool to driveway and the addition of a 30' x 24' shop in back yard. walkway from pool to shop *GAN*

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.

G. Allen Nichols  
G. Allen Nichols

Lou Ann Nichols  
Lou Ann Nichols

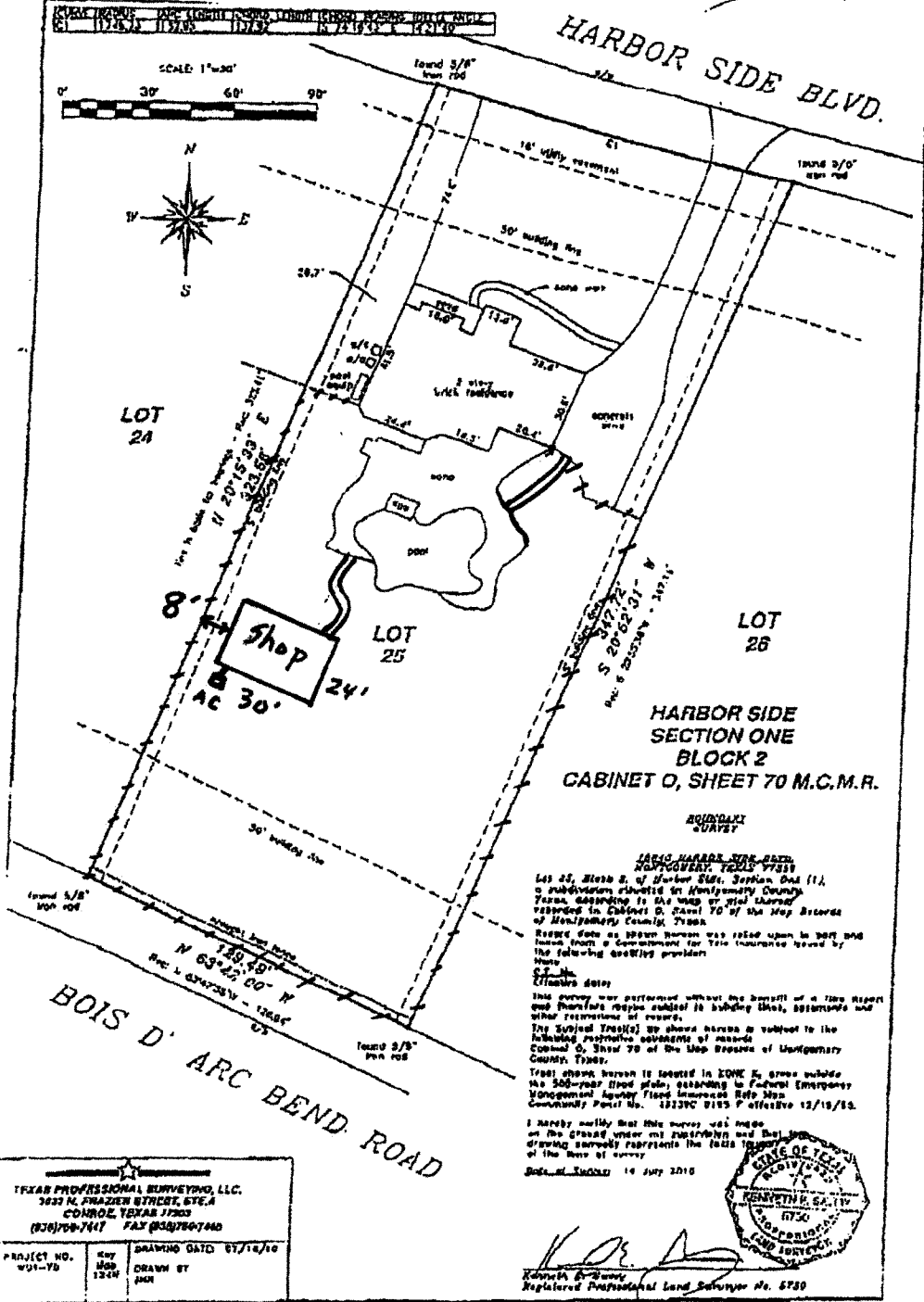
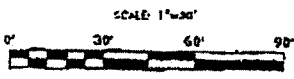


SWORN AND SUBSCRIBED this 12 day of January, 2022

[Signature]  
Notary Public

Christopher John Murphy

1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940
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HARBOR SIDE BLVD.

LOT 24

LOT 25

LOT 26

HARBOR SIDE SECTION ONE BLOCK 2 CABINET O, SHEET 70 M.C.M.R.

ADJUTANT SURVEY

THIS HARBOUR SIDE BLDG. SURVEY, TEXAS 1931  
 Lot 25, Block 2, of Harbor Side, Section One (1), a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Chapter O, Serial 70 of the Map Records of Montgomery County, Texas.  
 Being done as aforesaid person was called upon to do so and issued from a Government for the purpose stated by the following reciting provision:  
 None  
 C.S. No.  
 2/1/1931 date

This survey was performed without the benefit of a title report and therefore reflects existing conditions, easements and other restrictions of record.  
 The subject tract(s) are shown herein as subject to the following restrictive covenants of record: Chapter O, Serial 70 of the Map Records of Montgomery County, Texas.  
 Tract shown herein is located in EONE E2 area outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 12139C 0185 F effective 12/18/85.

I hereby certify that this survey was made on the ground under my supervision and that this drawing accurately represents the facts known to me at the date of survey.  
 Date of Survey: 14 July 2010



Christopher John Murphy  
 Registered Professional Land Surveyor No. 5750

TEXAS PROFESSIONAL SURVEYING, LLC.  
 3603 N. FRAZEE STREET, STE. A  
 COMBIE TEXAS 77023  
 (817)506-7447 FAX (817)506-7440

PROJECT NO. W01-70	KEY MAP 1210	DRAWING DATE 07/14/10
	DRAWN BY JCM	

Christopher John Murphy