

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

Date: 05/22/23 GF No. _____
Name of Affiant(s): Ken Milstead
Address of Affiant: 1150 McCaleb Ste 100 Montgomery TX 77316
Description of Property 4530 Honea Egypt 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 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 2/17/2022 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

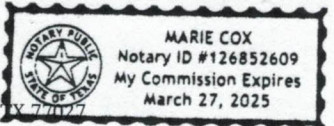
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Ken Milstead

SWORN AND SUBSCRIBED this 22 day of May, 2023.

Marie Cox

Notary Public
(TXR 1907) 02-01-2010



Notes:

- Bearings are based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, U.S. Foot (TX83-CF).
- This plat of survey has been performed with reliance upon title examination and abstracting performed by First American Title Guaranty Company under GF No. 2744654-H043 with and effective date of May 18, 2022. This surveyor has not abstracted the subject property.

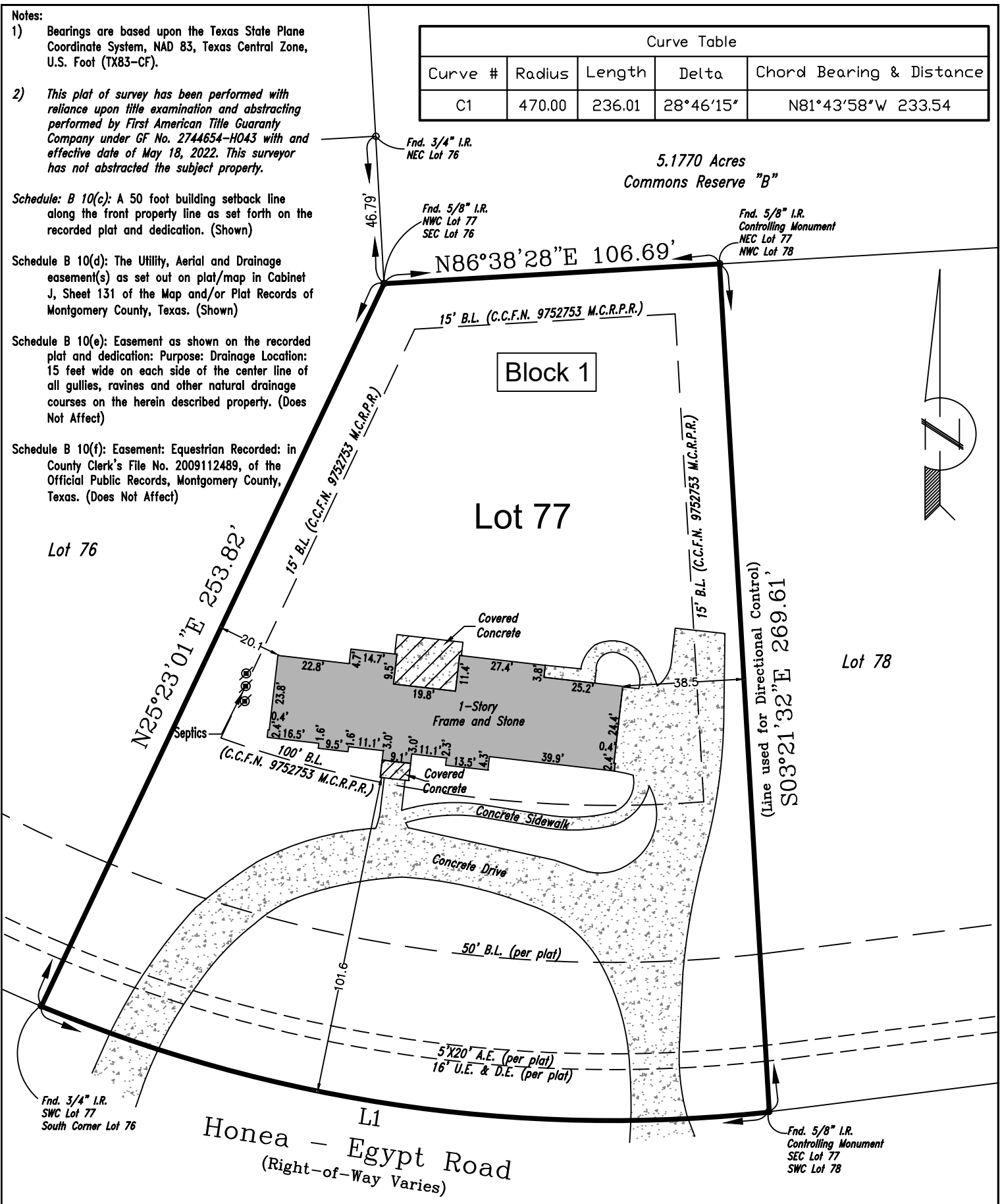
Schedule: B 10(c): A 50 foot building setback line along the front property line as set forth on the recorded plat and dedication. (Shown)

Schedule B 10(d): The Utility, Aerial and Drainage easement(s) as set out on plat/map in Cabinet J, Sheet 131 of the Map and/or Plat Records of Montgomery County, Texas. (Shown)

Schedule B 10(e): Easement as shown on the recorded plat and dedication: Purpose: Drainage Location: 15 feet wide on each side of the center line of all gullies, ravines and other natural drainage courses on the herein described property. (Does Not Affect)

Schedule B 10(f): Easement: Equestrian Recorded: in County Clerk's File No. 2009112489, of the Official Public Records, Montgomery County, Texas. (Does Not Affect)

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	470.00	236.01	28°46'15"	N81°43'58"W 233.54



Fnd. 3/4" I.R.
SWC Lot 77
South Corner Lot 76

Fnd. 5/8" I.R.
Controlling Monument
SEC Lot 77
SWC Lot 78

L1
Honea - Egypt Road
(Right-of-Way Varies)

LAND SURVEY LOT 77, BLOCK 1
MONTGOMERY TRACE, SECTION 4
A SUBDIVISION IN THE THOMAS CURRY SURVEY, A-136

MONTGOMERY COUNTY, TEXAS REF: Cab. J. Sht. 131 MAP RECORDS
Scale: 1"=40' Date: February 17, 2022
Address: 4530 Honea Egypt Road, Montgomery, Texas 77356

To: Winfred E. Graves and Kimberly A. Graves, First National Title Insurance Company, and PNC Bank, Exclusively,

I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

Taren Hanks
Taren Hanks
Registered Professional
Land Surveyor No. 6787
T.B.P.E.L.S. Firm No. 10112200

