

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

Date: 3/23/23

GF No. _____

Name of Affiant(s): Marie Mends,

Address of Affiant: 20638 Split Oak Dr, New Caney, Tx 77357

Description of Property: ARBOR OAKS, LOT 118, ACRES 0.815

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 October 22, 2004 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

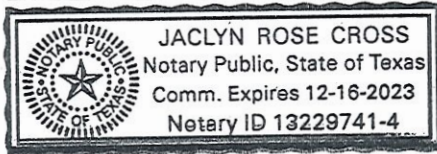
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Marie C. Mends
Marie Mends

SWORN AND SUBSCRIBED this 23th day of March, 2023

[Signature]
Notary Public

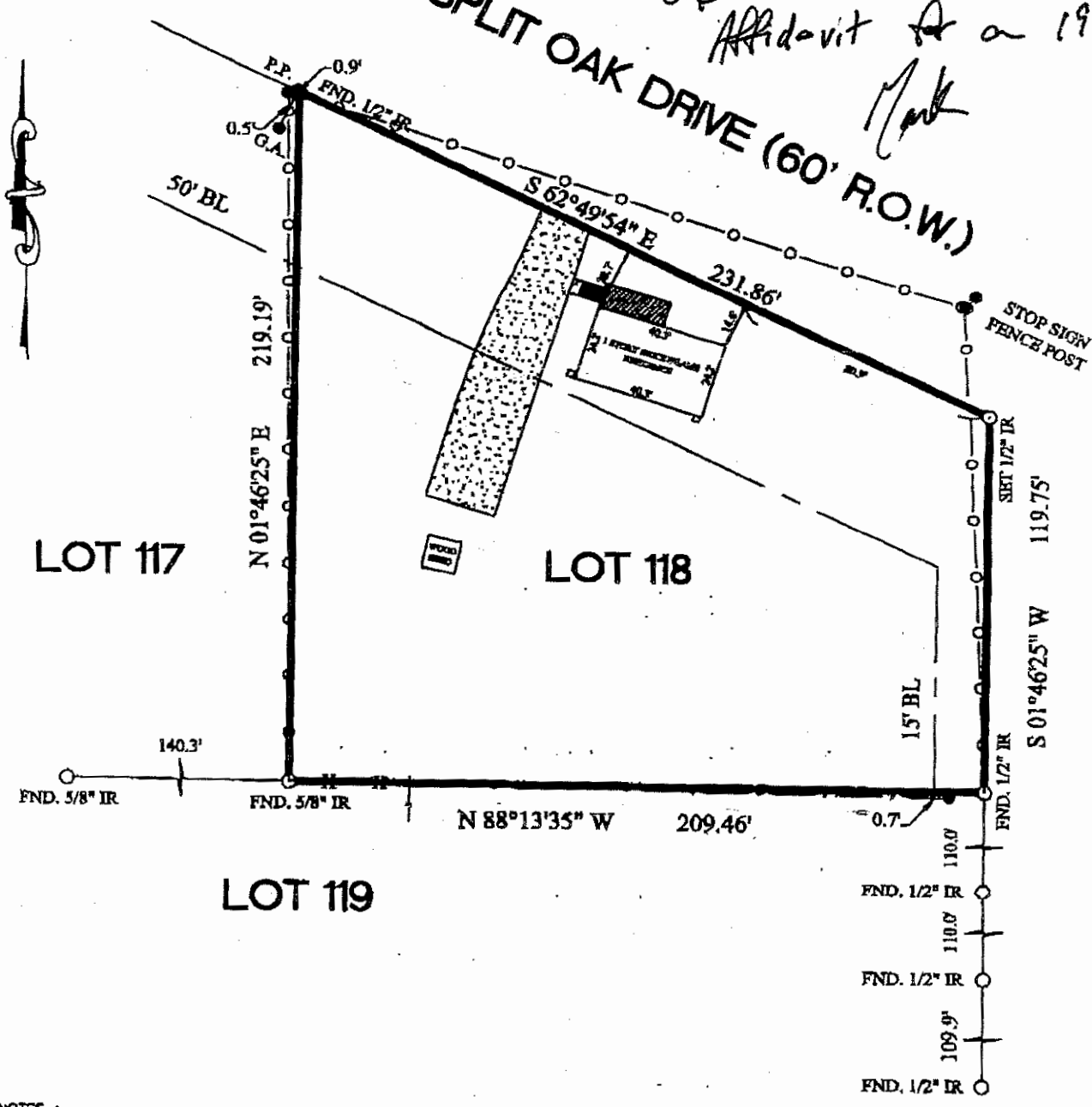


(TXR-1907) 02-01-2010

Marie C. Meade

*OK for F-19 on MTP only
Affidavit for a 1999 Survey
Mark*

SPLIT OAK DRIVE (60' R.O.W.)



ARBOR OAKS CIRCLE (60' R.O.W.)

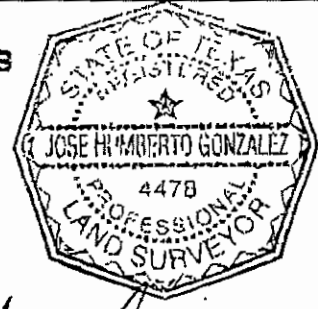
NOTES:
1.) RESTRICTIVE COVENANTS AS SET OUT IN H.C.C.F. # 8100682, 8044722, AND 8108287, M.C.D.R. AND IN CABINET D, SHEET 5, BEING A REPLAT OF CABINET C, SHEET 136, M.C.M.R.

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LOT		BLOCK	SUBDIVISION	SECTION
118		-	ARBOR OAKS	-
COUNTY	STATE	RECORDED	SURVEY: BEASLEY PRUITT SURVEY, A#420	SCALE: 1" = 50'
MONTGOMERY	TEXAS	CABINET D, SHEET 5, A REPLAT OF CABINET C, SHEET 136, M.C.M.R.	ADDRESS	
PURCHASER	KIMBERLY PETERSON, CHARLES PETERSON AND PEGGY PETERSON		20638 SPLIT OAK DRIVE, NEW CANEY, TEXAS 77357	

QUALIFIED REAL ESTATE SERVICES

9800 RICHMOND AVENUE
SUITE 490
HOUSTON, TEXAS 77042
TEL: (713) 266-2990
FAX: (713) 266-3080



* Subject Property IS NOT Located In
a Federal Insurance Administration Designated Flood
Hazard Area. ZONE "X"
As per map 480283
Panel 0560F Dated NOV. 6, 1996

* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

	DATED	BY
FIELD WORK	8-9-99	-
DRAFTING	8-10-99	CU
FINAL CHECK		
KEY MAP	2212	

Jose H. Gonzalez 8/23/99
JOSE H. GONZALEZ R.P.L.S. NO. 4478
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO ENCROACHMENTS UNLESS SHOWN HEREDN.

MORT. CO.	SUNBELT NATIONAL
TITLE CO.	CITIZENS TITLE
G.F. NO.	00995464
JOB NO.	99-08056
REV. DATE	