

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

Date: 03/30/2023 GF No. _____
Name of Affiant(s): Jason and Bethany Rees
Address of Affiant: 31215 Rainwood Dr, Spring TX 77386
Description of Property: IMPERIAL OAKS PARK 07, BLOCK 2, LOT 16
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 6/6/2017 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

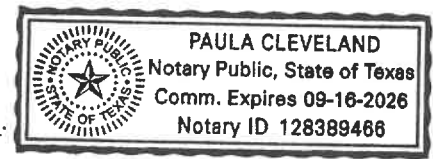
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Bethany Rees

Paula Cleveland

SWORN AND SUBSCRIBED this 30 day of March, 2023.

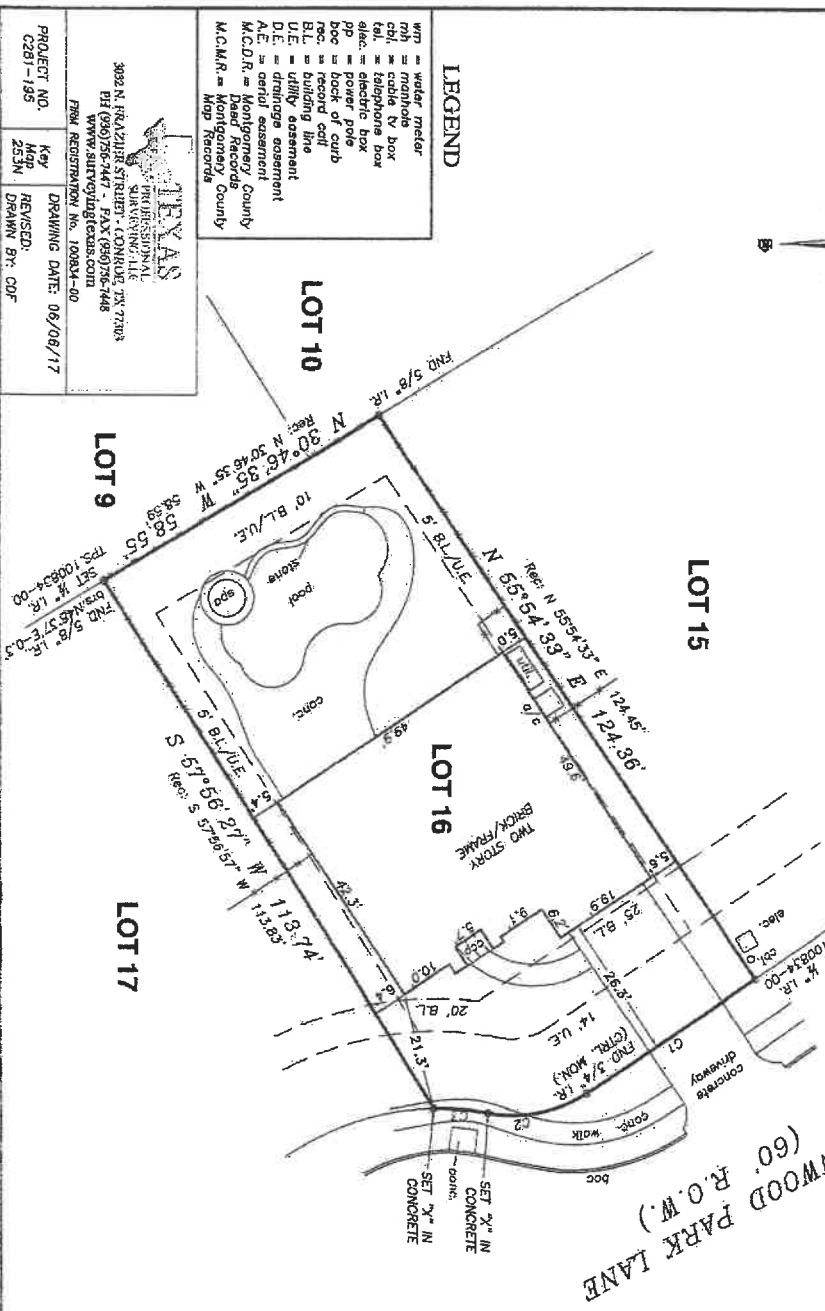
Notary Public
(TXR 1907) 02-01-2010



CURVE POINTS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1770.00'	37.48'	S 33°28'52" E	112°49'
C2	28.00'	18.05'	S 11°02'48" E	43°35'24"
C3	50.00'	10.18'	S 04°57'00" W	11°39'58"
C4	1770.00'	131.81'	N 56°13'22" W	47°16'00"



**IMPERIAL OAKS PARK
BLOCK 2, SECTION 7
CAB. U, SHEET 99, M.C.M.R.**



LEGEND

W/P = water meter
 chl. = cable TV box
 tel. = telephone box
 elec. = electric box
 pp = power pole
 rec. = record of curb
 B.L. = building line
 D.E. = drilling sheet
 A.E. = aerial easement
 M.C.M.R. = Montgomery County
 Map Records

TEXAS
 PROFESSIONAL SURVEYORS
 3028 N. HAZLIER STREET - CONROE, TX 77385
 PH (936) 756-7447 - FAX (936) 756-7448
 WWW.SURVINGINTEXAS.COM
 FIRM REGISTRATION NO. 100834-00

PROJECT NO. C281-195
 MAP 253N
 KEY MAP REVISED: DRAWN BY: CDF
 DRAINING DATE: 06/08/17

BOUNDARY & IMPROVEMENT
 FOR: JASON M. REYNOLDS & BERNARD A. REES
 5124 RAINWOOD PARK LANE
 SPURRING, TEXAS 77386

BEING ALL OF LOT 16, BLOCK 2 OF IMPERIAL OAKS PARK, SECTION 7, AS RECORDED IN CAB. U, SHEET 99 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:

YARR-SAND TITLE INSURANCE COMPANY
 S.F. No. C1117680428
 Effective date: 09/01/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record: Those as per Cab. U, Sheet 99, M.C.M.R. and applicable restrictions listed in items 1 & 10 of SCHEDULE B of said title commitment.

- 1) Utility easement and building line restrictions (10' rear, 5' sides) per C.F. #2003086958, O.P.R.M.C.T.
- 2) Esm't. to Centerpoint per C.F. #2003118499, O.P.R.M.C.T.

-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.

-Surveyor has not performed a complete abstract or subject property map check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X, and does not qualify for the 100-year flood plain, according to the FEMA Flood Insurance Rate Map, Community Panel 48339C 0545 a, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 06/05/17 RH

Michael S. Parrinello
 Michael S. Parrinello
 Registered Professional Land Surveyor No. 6126



Jason M. Reynolds
Bernard A. Rees

6-5-17