

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

Date: _____

GF No. _____

Name of Affiant(s): Tyrone A Hinton, Nita L Christy

Address of Affiant: 27258 Lana Lane, Conroe, TX 77385

Description of Property: Lot 8, Block 7 Oak Ridge North 07

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 2021 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.

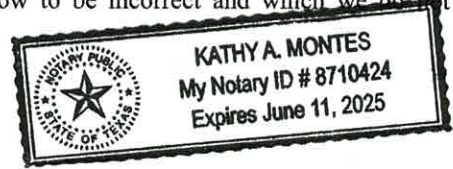
EXCEPT for the following (If None, Insert "None" Below:) None

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.

Tyrone A Hinton
Tyrone A Hinton

Nita L Christy
Nita L Christy



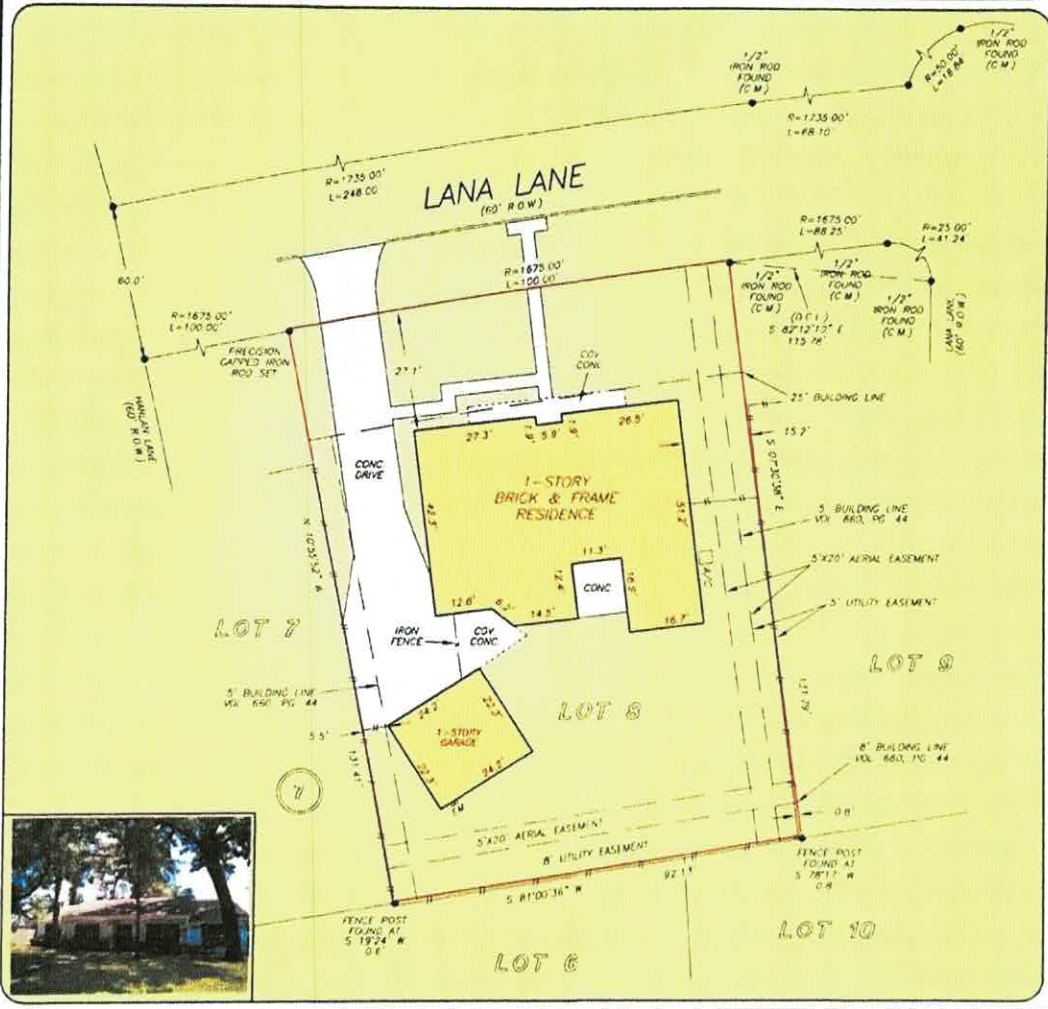
SWORN AND SUBSCRIBED this 2 day of April, 2023

Kathy Montes
Notary Public
Kathy Montes

(TXR-1907)02-01-2010

GF NO 21-606567-SP CAPITAL TITLE
 ADDRESS: 27258 LANA LANE
 CONROE, TEXAS 77385
 BORROWER: TYRONE A HINTON AND
 NITA L CHRISTY

LOT 8, BLOCK 7
OAK RIDGE NORTH, SECTION 7
 A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN VOLUME 7, PAGE 431 OF THE MAP
 RECORDS OF MONTGOMERY COUNTY, TEXAS



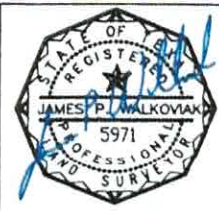
THIS PROPERTY DOES NOT DE WITHIN THE
 100 YEAR LEGAL PLAN AS PER FIRM
 PLAN NO. 48136-0540-M
 MAP REVISION 08/18/2014
 DONE BY
 BASED ONLY ON VISUAL EXAMINATION OF MAPS
 AND PACKAGES OF REAM MAPS PRESENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEHIND THE SCENE OF THIS SURVEY
 D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING VOL. 7, PG. 431, M.M.P.

DRAWN BY: AT

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPARENT ON THE GROUND
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS HELD
 TRUE IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 21-02258
 AUGUST 16, 2021



PRECISION
 surveyors

1-800-LANDSURVEY
 WWW.PRECISIONSURVEYORS.COM
 281-496-1500 FAX 281-496-1867 210-228-4947 FAX 210-229-1555
 900 SHREVEPORT STREET SUITE 100 PRECISION, TEXAS 75001 1222 NW LOOP W.10 SUITE 400 DALLAS, TEXAS 75247