

GF NO. REL200485 BRPS TITLE  
 ADDRESS: 9 SOUTH BROKENFERN DRIVE  
 SPRING, TEXAS 77380  
 BORROWER: LIVIO STAN AND  
 ALEXANDRA STAN

**LOT 12, BLOCK 2  
 THE WOODLANDS, VILLAGE OF  
 GROGAN'S MILL, SECTION 40**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET C, SHEET 163B OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

NOTE: ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS,  
 COVENANTS AND RESTRICTIONS AS PER PLAT.  
 NOTE: SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS LISTED IN  
 SCHEDULE B, ITEM 10 B. OF THE HEREIN REFERENCED TITLE COMMITMENT.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 4832C-04B H  
 MAP REVISION: 04/16/2014  
 ZONE A  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS;  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.  
 A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CABINET C, SHEET 163B, M.C.M.R.

DRAWN BY: PH

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  
 UPON AT PRESENTATION OF THIS SURVEY.



**BRPS Title**  
 KELLEY BONHAM  
 832-886-6751



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionsurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 886 THROUGHFALL STREET SUITE 150 HOUSTON, TEXAS 77079 1772 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

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

Date: 7/8/2022 GF No. \_\_\_\_\_

Name of Affiant(s): Livio Stan, Alexandra C. Stan

Address of Affiant: 9 S. Brokenfern , The Woodlands, TX 77380

Description of Property: Wdlns Vil Grogans ML 40, Block 2, Lot 12

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 June 2020 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

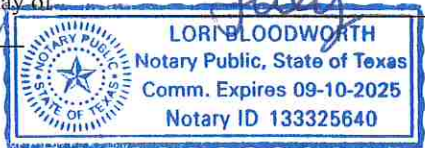
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature] 7.7.22  
Livio Stan

[Signature] 7.7.22  
Alexandra C. Stan

SWORN AND SUBSCRIBED this 8th day of July, 2022  
[Signature]  
Notary Public



(TXR-1907) 02-01-2010