

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

Date: 4-18-23 GF No. _____
Name of Affiant(s): Joseph and Peggy McElroy
Address of Affiant: 18 Waters Edge, Montgomery, TX 77356
Description of Property: APRIL SOUND 03, BLOCK 8, LOT 5
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 1/11/2018 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.

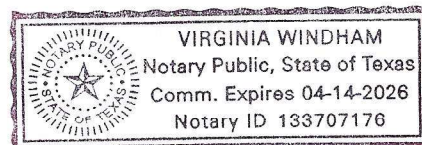
Joseph McElroy
Joseph McElroy

Peggy McElroy
Peggy McElroy

SWORN AND SUBSCRIBED this 18th day of April, 20 23.

Virginia Windham
Notary Public

(TXR 1907) 02-01-2010



Page 1 of 1

BOUNDARY & IMPROVEMENT SURVEY
FOR: JOSEPH M. MCELROY and PEGGY S. MCELROY
18 WATERS EDGE
MONTGOMERY, TEXAS 77366

Lot 5, Block 8, of APRIL SOUND, Section Three (3), a subdivision situated in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 127A 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:
First American Title Guaranty Co.
G.F. No. 2296109-H043
Effective date: 12/27/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:
 Those recorded in Cabinet A, Sheet 127A M.C.M.R. and applicable restrictions listed in Item 10(A) of Schedule B, of said Title Commitment.

- 20' B.L. along front property line.
- 1) Esmt. granted to Electric distribution facilities per C.F. #8231036, O.P.R.M.C.T.
- 2) Esmt. as set per C.F. 9244566 O.P.R.M.C.T.
- 3) Electric service Esmt. per Vol. 820, Pg. 832, and Vol. 834, Pg. 305 M.C.D.R.
- 4) April Sound P.O.A. terms as set per Vol. 829, Pg. 760, M.C.D.R.

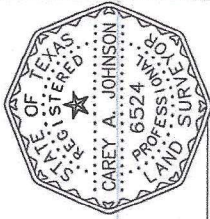
-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. 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 appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0375 G, effective 08/18/14.

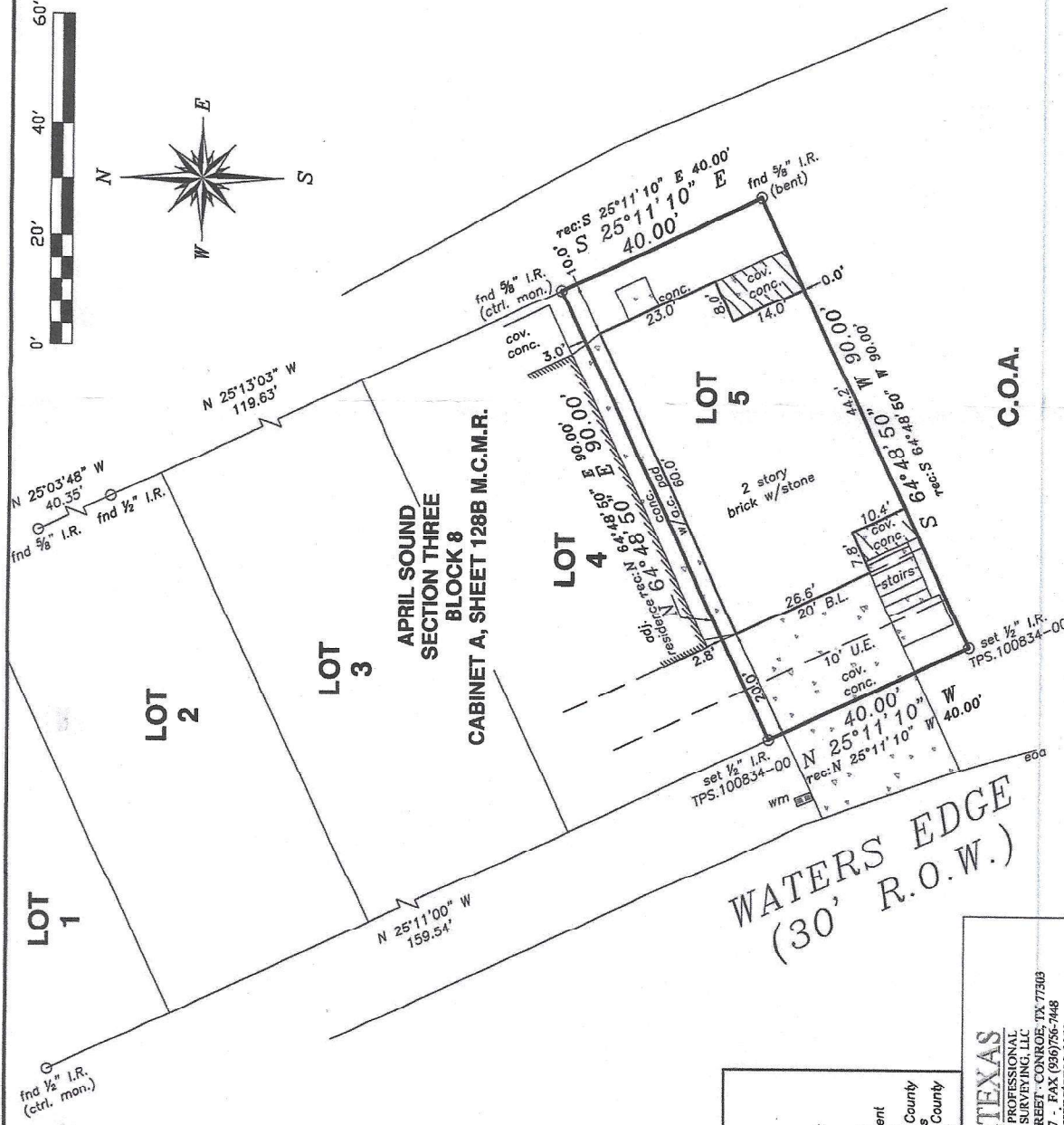
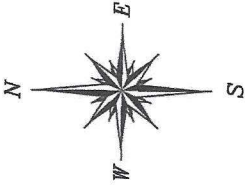
Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

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: 01/10/18 KH

Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524



LEGEND

- wm = water meter
- mb = manhole box
- tbl = cable tv box
- tel. = telephone box
- elec. = electric pole
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

TEXAS
 PROFESSIONAL SURVEYING, L.L.C.
 3032 N. FRAZIER STREET, CONROE, TX 77385
 PH (936)756-4447 - FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM
 FIRM REGISTRATION No. 100834-00

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|-------------|---------|---------------|----------|
| PROJECT NO. | Key Map | DRAWING DATE: | 01/11/18 |
| C08-10 | 154D | REVISED: | BY: DED |
| | | DRAWN BY: | DED |

C.O.A.

WATERS EDGE
 (30' R.O.W.)