

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

Date: December 16, 2022

GF No. _____

Name of Affiant(s): SARAH STAGGS,

Address of Affiant: 10639 LOST MAPLES DR, CLEVELAND, TX 77328

Description of Property: PINEWOOD TRAILS 01, BLOCK 10, LOT 25

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.

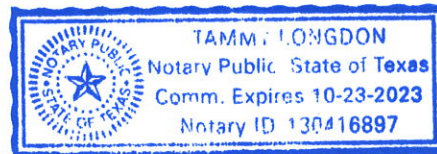
4. To the best of our actual knowledge and belief, since May 19, 2021 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Sarah Staggs
SARAH STAGGS



SWORN AND SUBSCRIBED this 16th day of December, 2022

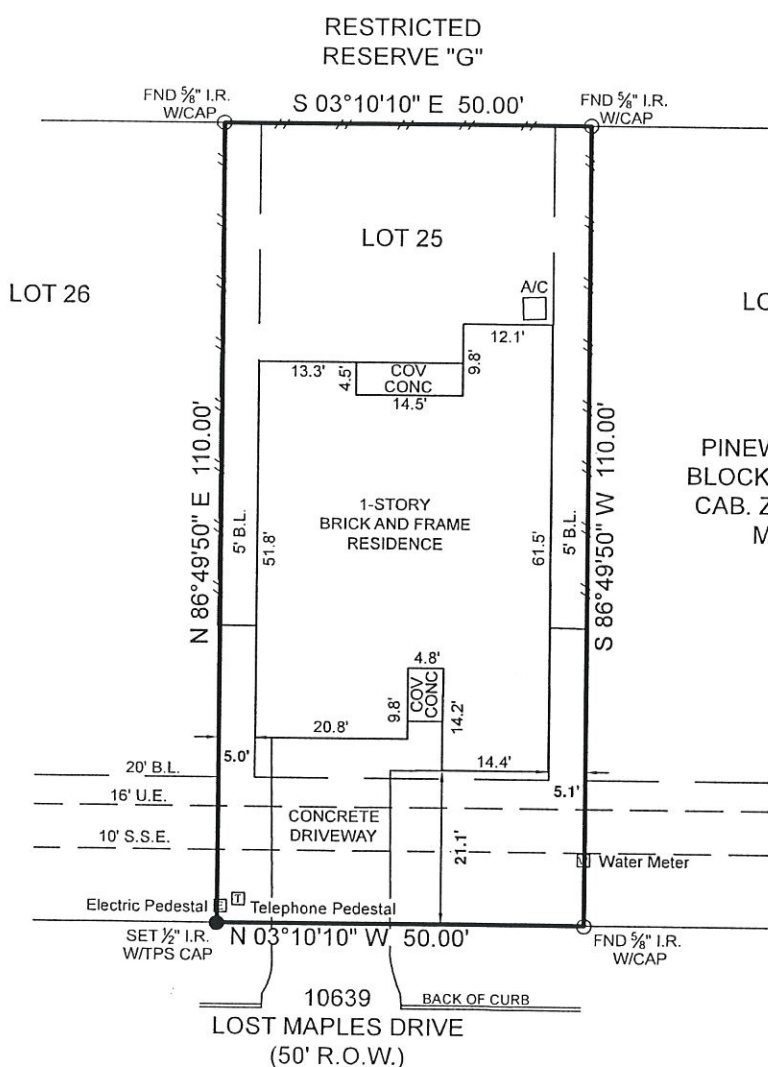
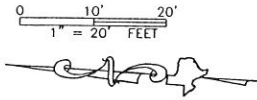
Tammy Longdon
Notary Public
Tammy Longdon 13041689-7

(TXR-1907) 02-01-2010

TEXAS
PROFESSIONAL
SURVEYING, L.L.C.
 3032 N. FRAZIER STREET
 CONROE, TX 77303
 PH (936)756-7447
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100834-00

- | | | | |
|---------------------------|-----------------------------------|------------------------|------------------------------|
| /// - Wood Fence | B.L. - Building Line | FF - Finished Floor | ☉ - Light Pole |
| XXX - Wrought Iron Fence | U.E. - Utility Easement | ELEV - Elevation | ⊙ - Manhole |
| XX - Chainlink Fence | P.U.E. - Private Utility Easement | ☒ - Fire Hydrant | ⊕ - Fiber Optic Marker |
| X - Wire Fence | P.A.E. - Private Access Easement | ⊙ - Power Pole | ⊕ - Gas Valve |
| - P - Overhead Power Line | D.E. - Drainage Easement | ⊕ - Telephone Pedestal | ⊕ - Gas Meter |
| - Easement Line | W.L.E. - Water Line Easement | ⊕ - Water Valve | ⊕ - Grate Inlet |
| - Building Line | S.S.E. - Sanitary Sewer Easement | ⊕ - Water Meter | ⊕ - Guy Wire |
| - Boundary Line | STM, S.E. - Storm Sewer Easement | ⊕ - Cable Pedestal | ⊕ - Irrigation Control Valve |
| - Survey Line | R.O.W. - Right-of-Way | ⊕ - Cable Marker | ● - Septic |
| | PVT - Private | ⊕ - Electric Pedestal | + - Sprinkler |
| | | ⊕ - Transformer | ⊕ - TBM |

FINAL SURVEY



PINEWOOD TRAILS
 BLOCK 10, SECTION 1
 CAB. Z, SHEET 6638
 M.R.M.C.T.

Carey A. Johnson

The Subject Tract(s) as shown hereon may be subject to the items listed in Schedule B, of the accompanying Title Commitment.

FLOOD ZONE: X
 COMMUNITY PANEL: 48339C0450G
 EFFECTIVE DATE: 8/18/2014

LOMAR: _____ DATE: _____

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

General Notes:

- All bearings and distances are per recorded plat unless otherwise noted.
- Surveyor did not abstract title 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.

Job No.: LGI
 Scale: 1"=20'
 Date: January 26, 2021
 Drawn By: AJ
 Field Crew: KH

Address 10639 Lost Maples Dr., Cleveland, TX 77328
 Lot 25, Block 10, Section 1
 Survey Martin Lawrence, A 310
 Area 5500 Sq.Ft.
 Subdivision Pinewood Trails
 Cabinet Z, Sheet 6638, Map Records
 Montgomery County, Texas



I hereby certify that this survey correctly represents the facts found at the time of survey

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

