

ADDRESS 26860 WELLINGTON COURT  
UNIT #13  
HUMBLE, TEXAS 77339

CLIENT FIDELITY NATIONAL  
TITLE-GESSNER

BUYER JOYCE MARIE ST ANDRIE

LENDER NATIONS LENDING  
CORPORATION #32416

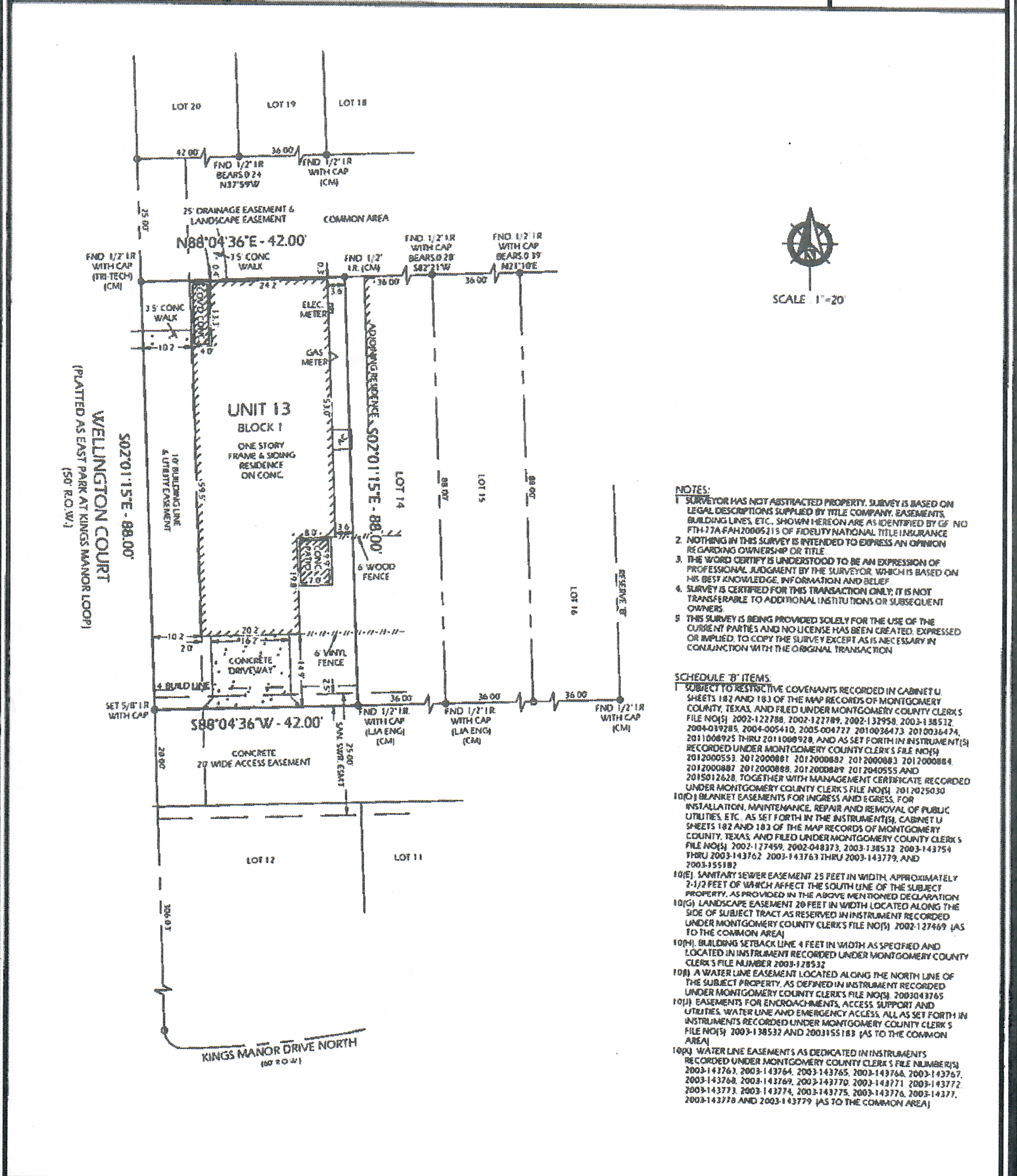
A STANDARD TITLE SURVEY OF

UNIT THIRTEEN (13), PARK AT KINGS MANOR CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DECLARATION FOR  
PARK AT KINGS MANOR CONDOMINIUM RECORDED ON NOVEMBER 10, 2003 UNDER CLERK'S FILE NO. 2003-138532 IN THE  
REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

Fidelity National Title

800 GESSNER  
SUITE #210  
HOUSTON, TX 77024

(BEARINGS BASED THE RECORDED PLAT)



**NOTES:**

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC. SHOWN HEREON ARE AS IDENTIFIED BY GF NO. FTH-77A-FAH20005215 OF FIDELITY NATIONAL TITLE INSURANCE.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THIS SURVEY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

**SCHEDULE 'B' ITEMS:**

1. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CABINET U, SHEETS 182 AND 183 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND FILED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2002-122788, 2002-122789, 2002-132958, 2003-138532, 2004-039285, 2004-005410, 2005-004727, 2010036473, 2010036474, 2011008925 THRU 2011008928, AND AS SET FORTH IN INSTRUMENT(S) RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2012000553, 2012000881, 2012000882, 2012000883, 2012000884, 2012000887, 2012000888, 2012000889, 2012040555, AND 2015012628, TOGETHER WITH MANAGEMENT CERTIFICATE RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2012025030.
- 10(A) BLANKET EASEMENTS FOR INGRESS AND EGRESS, FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF PUBLIC UTILITIES, ETC. AS SET FORTH IN THE INSTRUMENT(S), CABINET U, SHEETS 182 AND 183 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, AND FILED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2002-127459, 2002-048373, 2003-138532, 2003-143754 THRU 2003-143762, 2003-143763 THRU 2003-143779, AND 2003-155182.
- 10(E) SANITARY SEWER EASEMENT 25 FEET IN WIDTH, APPROXIMATELY 2-1/2 FEET OF WHICH AFFECT THE SOUTH LINE OF THE SUBJECT PROPERTY, AS PROVIDED IN THE ABOVE MENTIONED DECLARATION.
- 10(F) LANDSCAPE EASEMENT 20 FEET IN WIDTH LOCATED ALONG THE SIDE OF SUBJECT TRACT AS RESERVED IN INSTRUMENT RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2002-127469 (AS TO THE COMMON AREA).
- 10(H) BUILDING SETBACK LINE 4 FEET IN WIDTH AS SPECIFIED AND LOCATED IN INSTRUMENT RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER 2003-128532.
- 10(R) A WATER LINE EASEMENT LOCATED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, AS DEFINED IN INSTRUMENT RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2003043765.
- 10(I) EASEMENTS FOR ENCROACHMENTS, ACCESS, SUPPORT AND UTILITIES, WATER LINE AND EMERGENCY ACCESS, ALL AS SET FORTH IN INSTRUMENTS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO(S) 2003-138532 AND 2003155183 (AS TO THE COMMON AREA).
- 10(Q) WATER LINE EASEMENTS AS DEDICATED IN INSTRUMENTS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NUMBER(S) 2003-143761, 2003-143764, 2003-143765, 2003-143766, 2003-143767, 2003-143768, 2003-143769, 2003-143770, 2003-143771, 2003-143772, 2003-143773, 2003-143774, 2003-143775, 2003-143776, 2003-143777, 2003-143778 AND 2003-143779 (AS TO THE COMMON AREA).

DATE: 05-11-2020

REVISION

DRAWN BY - E.J.L.

APPROVED BY: DW/G

PROJECT NO: GL7407

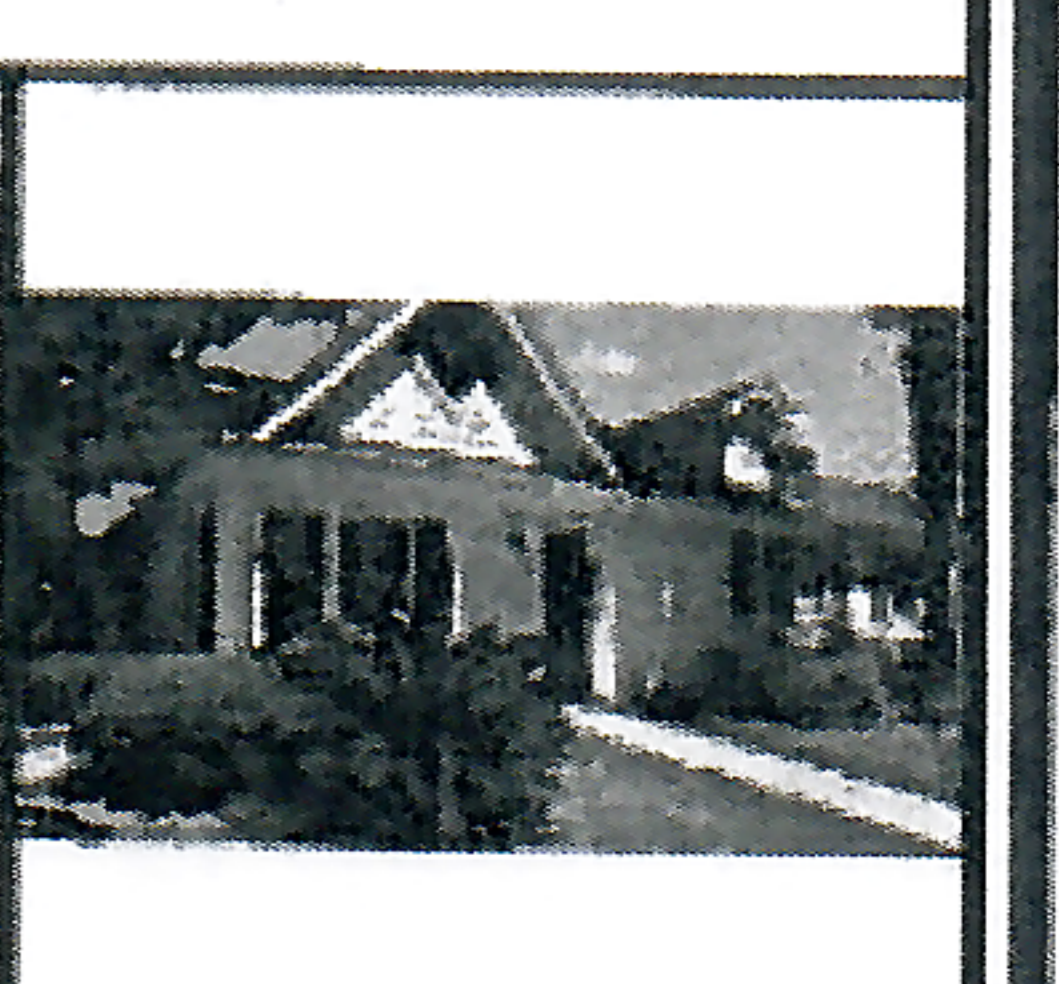
**LEGEND:**  
M.C.M.R. MONTGOMERY MAP RECORD  
M.C.D.R. MONTGOMERY DEED RECORD  
M.C.C.F. MONTGOMERY COUNTY CLERK FILE  
R.O.W. RIGHT OF WAY  
C.M. CONTROL MONUMENT  
I.R./I.P. IRON ROD/IRON PIPE

*Daniel W. Goodale*  
DANIEL W. GOODALE, R.P.L.S. NO. 4919

HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

**FLOOD INFORMATION:**  
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48399C0750H DATED 08-18-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED. THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY  
SUITE # 129  
HOUSTON, TEXAS 77092

*Joyce Marie St. Andrie*

**GREENLEAF SURVEYING**

DIR: 832-668-5003 FAX: 832-553-7210  
FIRM # 10193977  
orders@gllsurveys.com  
www.greenleafandsurveys.com



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

Date: July 9, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Joyce St. Andrie

Address of Affiant: 26860 Wellington Ct., Kingwood, TX 77339

Description of Property: S775700 - PARK AT KINGS MANOR CONDOMINIUMS PHASE 1, BLOCK 1 UNIT 13

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 TX, 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 4, 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

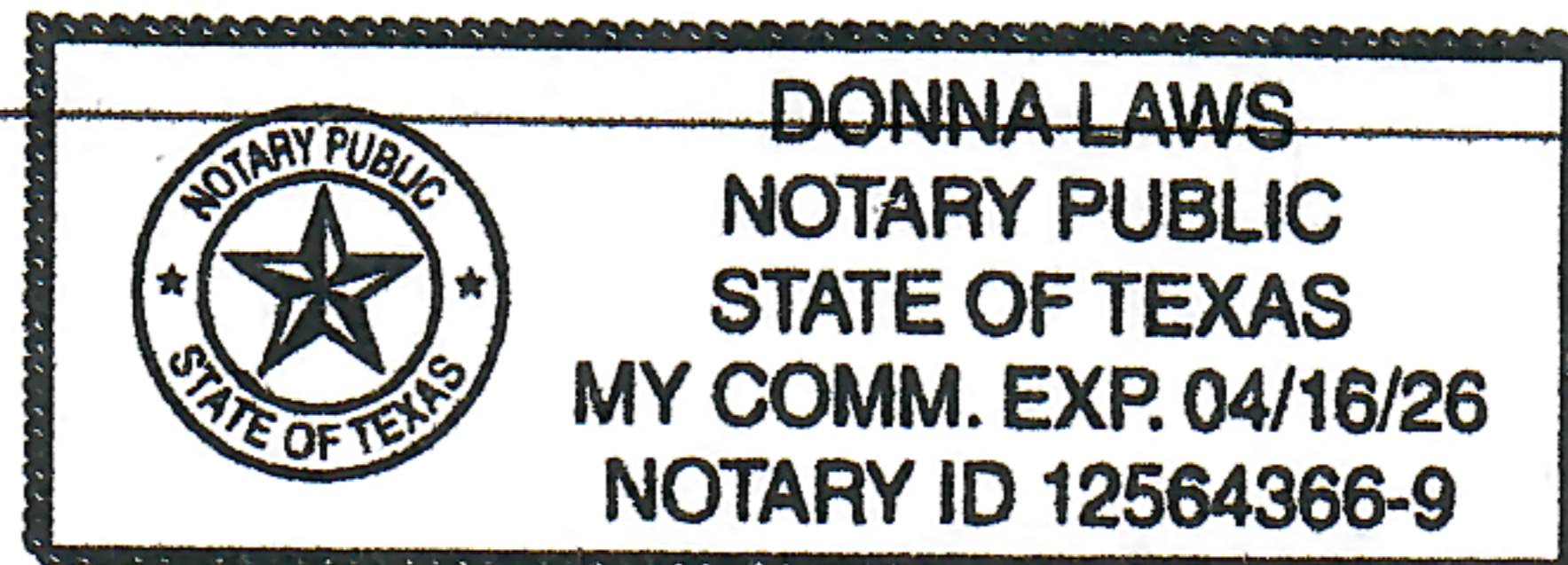
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Joyce St. Andrie

Joyce St. Andrie

SWORN AND SUBSCRIBED this 11<sup>th</sup> day of July, 2023  
Donna Laws  
Notary Public



(TXR-1907) 02-01-2010