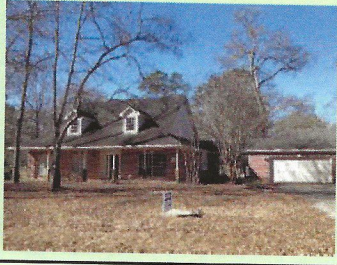


GF NO. 2757518-00138 TEXAS AMERICAN TITLE
 ADDRESS: 503 MACKINTOSH DRIVE
 MAGNOLIA, TEXAS 77354
 BORROWER: LARRY FOXWORTH AND
 WANDA FOXWORTH

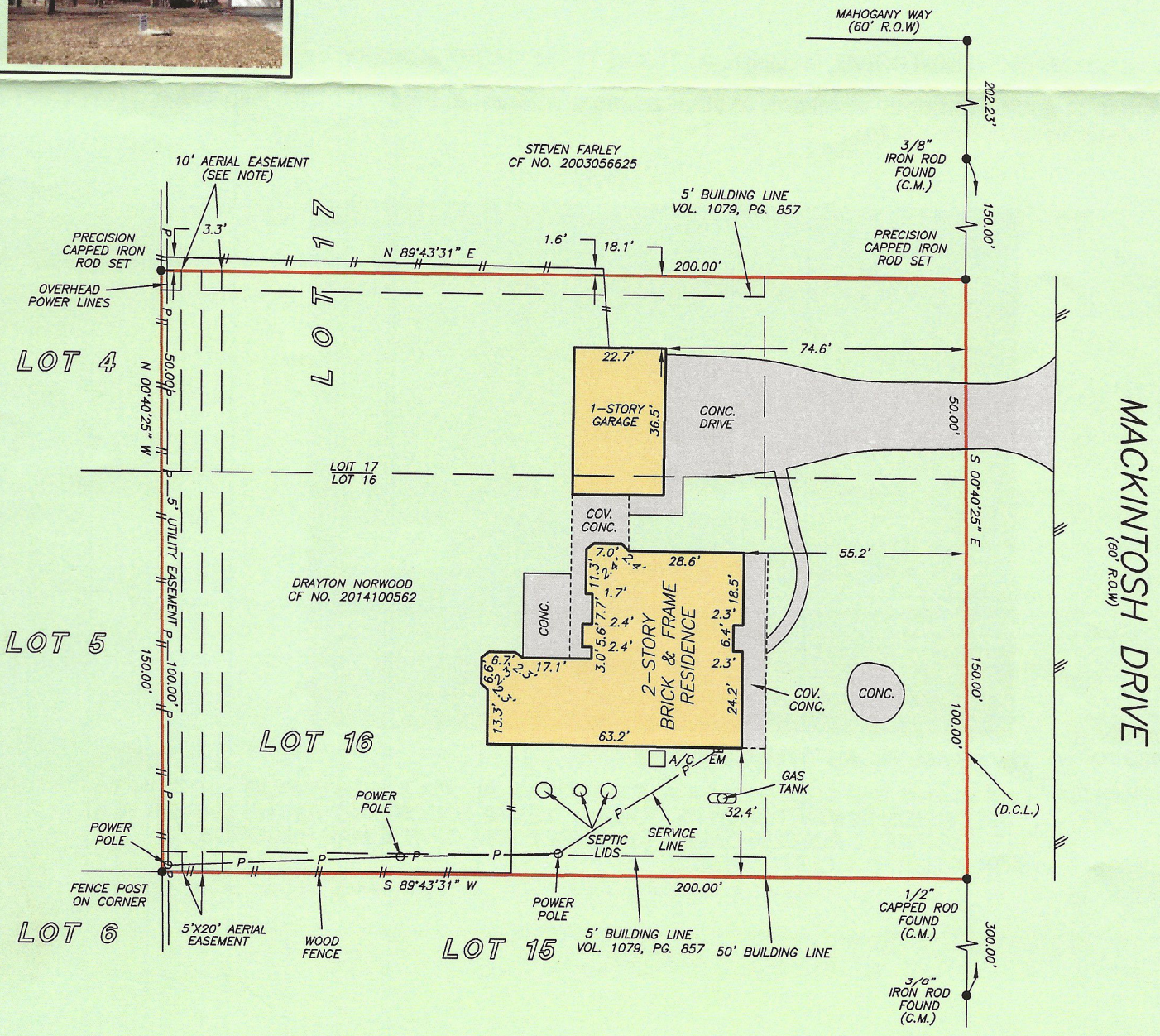
LOT 16 AND THE SOUTH ONE-HALF OF LOT 17, BLOCK 8, WESTWOOD, SECTION 3

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET B, SHEET 157A OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 40'



NOTE: AN UNOBSTRUCTED AERIAL EASEMENT 10 FEET WIDE, EXTENDING UPWARD FROM AN INLINED PLACE, BEGINNING AT A HEIGHT OF 15 FEET ABOVE THE GROUND, ADJACENT TO THE ABOVE MENTIONED 5 FOOT UTILITY EASEMENT AND CONTINUING OUTWARD TO A HEIGHT OF 9 FEET 2 INCHES, AS GRANTED TO H.L.&P., AS SET FORTH BY INSTRUMENT RECORDED IN VOL. 1102, PG. 193 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0510 G MAP REVISION: 08/18/2014 ZONE X 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

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 ENCROACHMENTS 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 RELIED UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
 PROFESSIONAL LAND SURVEYOR



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

Date: July 21, 2023 GF No. _____

Name of Affiant(s): Wanda Foxworth

Address of Affiant: 503 Mackintosh Dr. Magnolia, Tx.

Description of Property: Westwood 03 Block 8 Lot 16
County _____, 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.

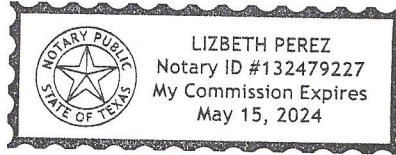
4. To the best of our actual knowledge and belief, since Feb. 08, 2018 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary 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.

Wanda Foxworth



SWORN AND SUBSCRIBED this 21 day of July, 2023
Lizbeth Perez
Notary Public