

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

Date: July 26, 2023

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

Name of Affiant(s): Hugh Callander,

Address of Affiant: 63 Barley Hall, The Woodlands, TX 77382

Description of Property: Lot 11 Block 3 Sterling Ridge 09  
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 12-19-96 there have been no:

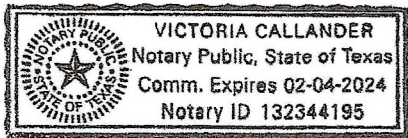
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

Hugh Callander



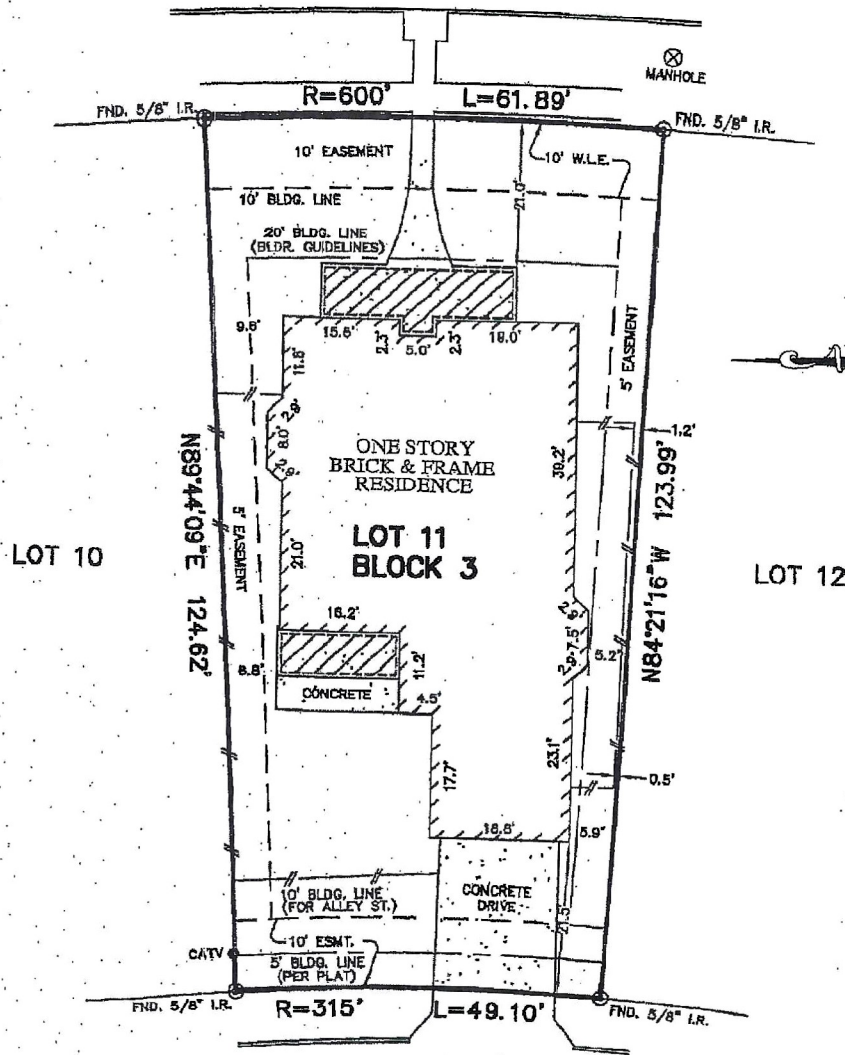
SWORN AND SUBSCRIBED this 26th day of July

Notary Public [Signature]

2023

(TXR-1907) 02-01-2010

BARLEY HALL STREET (50' R.O.W.)



LOT 10

LOT 11  
BLOCK 3

LOT 12

MAYPOLE LANE (30' P.A.E. & U.E.)

PLAT OF SURVEY  
SCALE: 1" = 20'

NOTES:

1. THIS SURVEY WAS PREPARED BASED ON A TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE CO. UNDER G.F. No. 000005637, EFFECTIVE DATE: AUGUST 30, 2005.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
3. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN CAB. P. SHEET 4 M.C.N.R. & UNDER M.C.C.F. Nos. 8348561, 2000-103836, 2000-103837 & 2001-019543.
4. AGREEMENT WITH RELIANT ENERGY EASEMENT AS SET FORTH IN M.C.C.F. No. 2002-029687.
5. EASEMENTS 10' (FRONT) & 5' (SIDES) AS SET FORTH IN M.C.C.F. No. 8348561.

FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "X"  
AS DEPICTED ON COMMUNITY PANEL  
No. 48339C 0520 F, DATED: 12-19-96

THIS INFORMATION IS BASED ON GRAPHIC  
PLOTTING. WE DO NOT ASSUME RESPONSIBILITY  
FOR EXACT DETERMINATION.

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FOR: MARK W. LAMBERT  
MARY ANN VACA LAMBERT  
ADDRESS: 63 BARLEY  
HALL STREET  
ALLPOINTS JOB No.: 052333CB  
G.F. No.: 000005537



ALLPOINTS  
SERVICES CORP.  
PHONE: 713-468-7707  
FAX: 713-827-1861

LOT 11, BLOCK 3, THE WOODLANDS,  
VILLAGE OF STERLING RIDGE, SEC. 9,  
CAB. "P", SHTS. 4-7, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12th  
DAY OF SEPTEMBER, 2005.



*Mark and Mary Ann Lambert*