

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

Date: 7/28/2023 GF No. _____
Name of Affiant(s): Roy Leon Hamilton
Address of Affiant: 4015 N. Rondelet Dr.
Description of Property: Lot 4, Blk 15, Benders Landing, Sect. 2
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 August 16, 2009 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.

GENERATOR INSTALLED.

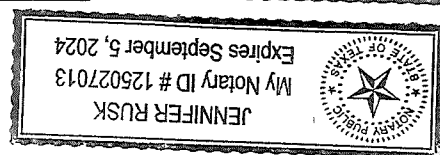
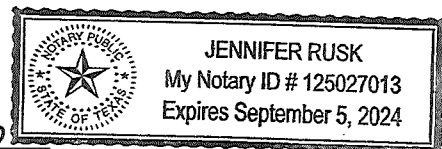
EXCEPT for the following (If None, Insert "None" Below:)

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.

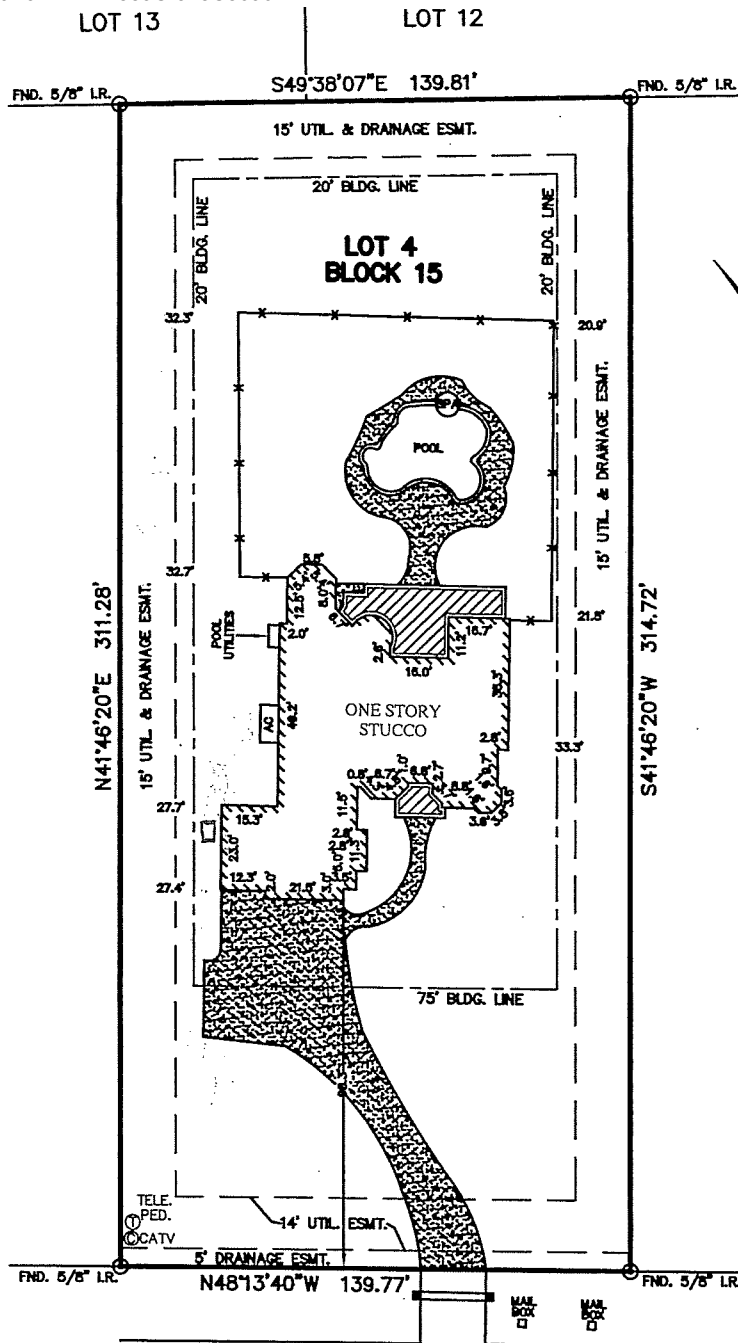
Roy Leon Hamilton

SWORN AND SUBSCRIBED this 28th day of July, 2023

Jennifer Rusk
Notary Public



DS
RH
DS
SH



N. RONDELET DRIVE
(60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY UNDER G.F. No. 09405992.
3. AGREEMENT FOR UNDERGROUND ELECTRIC PER C.F. Nos. 2003063284, 2003063285, 2003063286 & 2004000947.
4. BUILDING LINES (75' FRONT/20' SIDES & REAR PER C.F. No. 2002029410.

PLAT OF SURVEY
SCALE: 1" = 40'

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FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
No. 48339 C 0705 F, EFFECTIVE: 11-17-06
THIS INFORMATION IS BASED ON GRAPHIC
PLOTTING. WE DO NOT ASSUME RESPONSIBILITY
FOR EXACT DETERMINATION"

FOR: ROY L. HAMILTON
ADDRESS: 4015 N. RONDELET
DRIVE
ALLPOINTS JOB No.: CB11652 JF
G.F.: 09405992

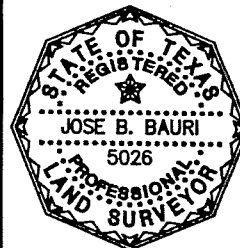


ALLPOINTS
SERVICES CORP
PHONE: 713-468-7707
FAX: 713-827-1861

LOT 4, BLOCK 15,
BENDERS LANDING, SECTION 2,
CAB. "R", SHEETS 142-149, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 18TH
DAY OF AUGUST, 2009.

Jose B. Bauri



DS
Rlt
DS
SH