

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

Date: _____

GF No. _____

Name of Affiant(s): ANDREW ORR, CALLIE ORR

Address of Affiant: 18 N TIMBER TOP DR, THE WOODLANDS, TX 77380

Description of Property: WDLNDS VIL GROGANS ML 13, BLOCK 2, LOT 62

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 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): _____

Patho / Fine print / Dog Run

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.

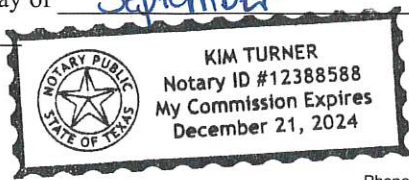
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Andrew Orr
ANDREW ORR

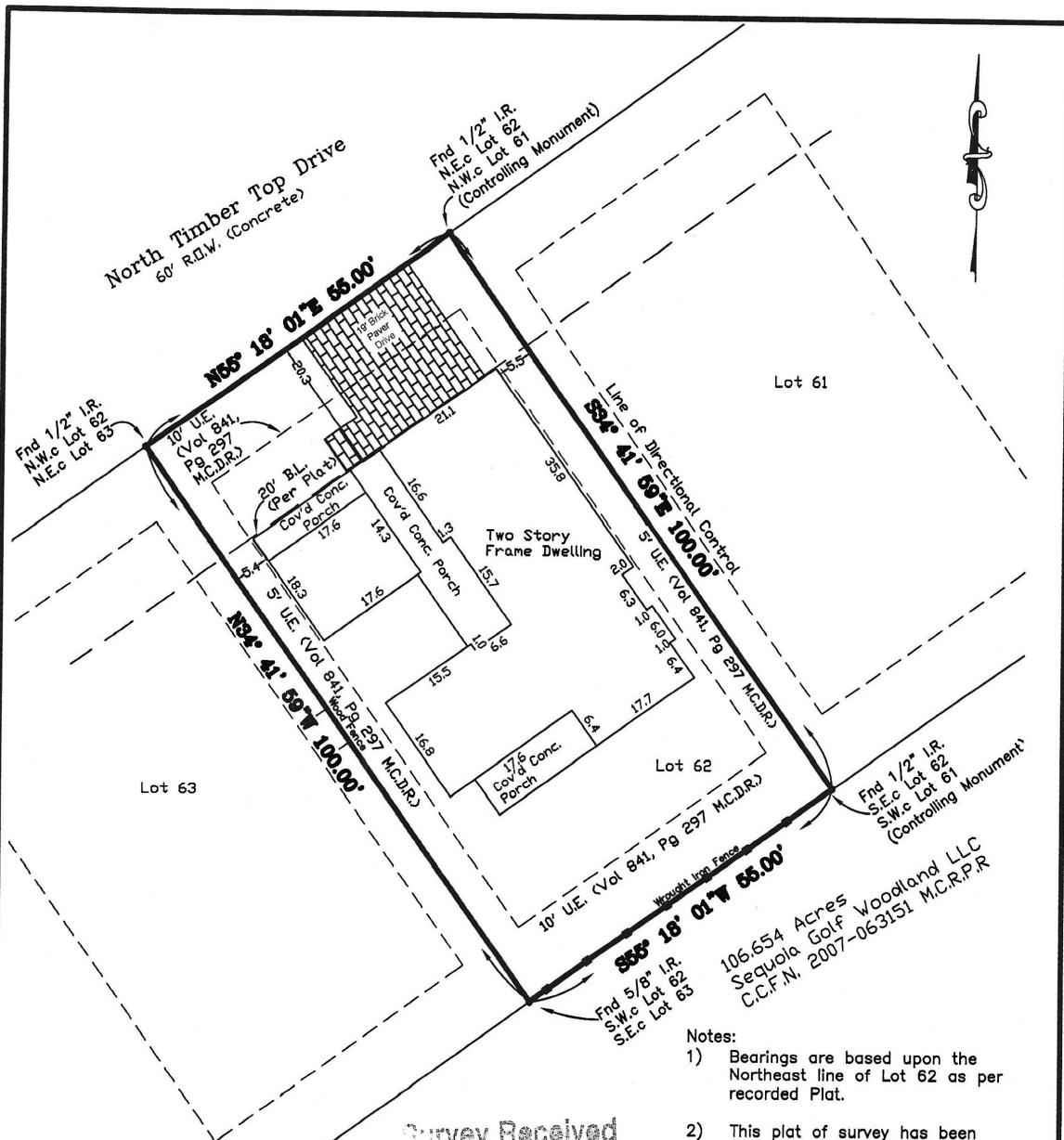
Callie Orr
CALLIE ORR

SWORN AND SUBSCRIBED this 1st day of September, 2023

Kim Turner
Notary Public



(TXR-1907) 02-01-2010



Survey Received
and Accepted By
[Signature]
11/5/2021
Date

- Notes:
- 1) Bearings are based upon the Northeast line of Lot 62 as per recorded Plat.
 - 2) This plat of survey has been performed with reliance upon title examination and abstracting performed by Stewart Title Guaranty Company under G.F. number 2131996 with an effective date of October 10, 2021. This surveyor has not abstracted the subject tract.

LAND SURVEY
LOT 62 BLOCK 2
THE WOODLANDS, VILLAGE OF GROGAN'S MILL, SECTION 13
IN THE JOHN TAYLOR SURVEY, A-547
MONTGOMERY COUNTY, TEXAS REF: Cab B, Sht 26A MAP RECORDS
Scale: 1" = 20' Date: November 1, 2021 (Revised)
Address: 18 North Timber Top Drive, Spring, Texas 77380

To Andrew Orr and Stewart Title Guaranty Company, Exclusively,
I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

All rights reserved Copyright 2020 Jeffrey Moon & Assoc., Inc.

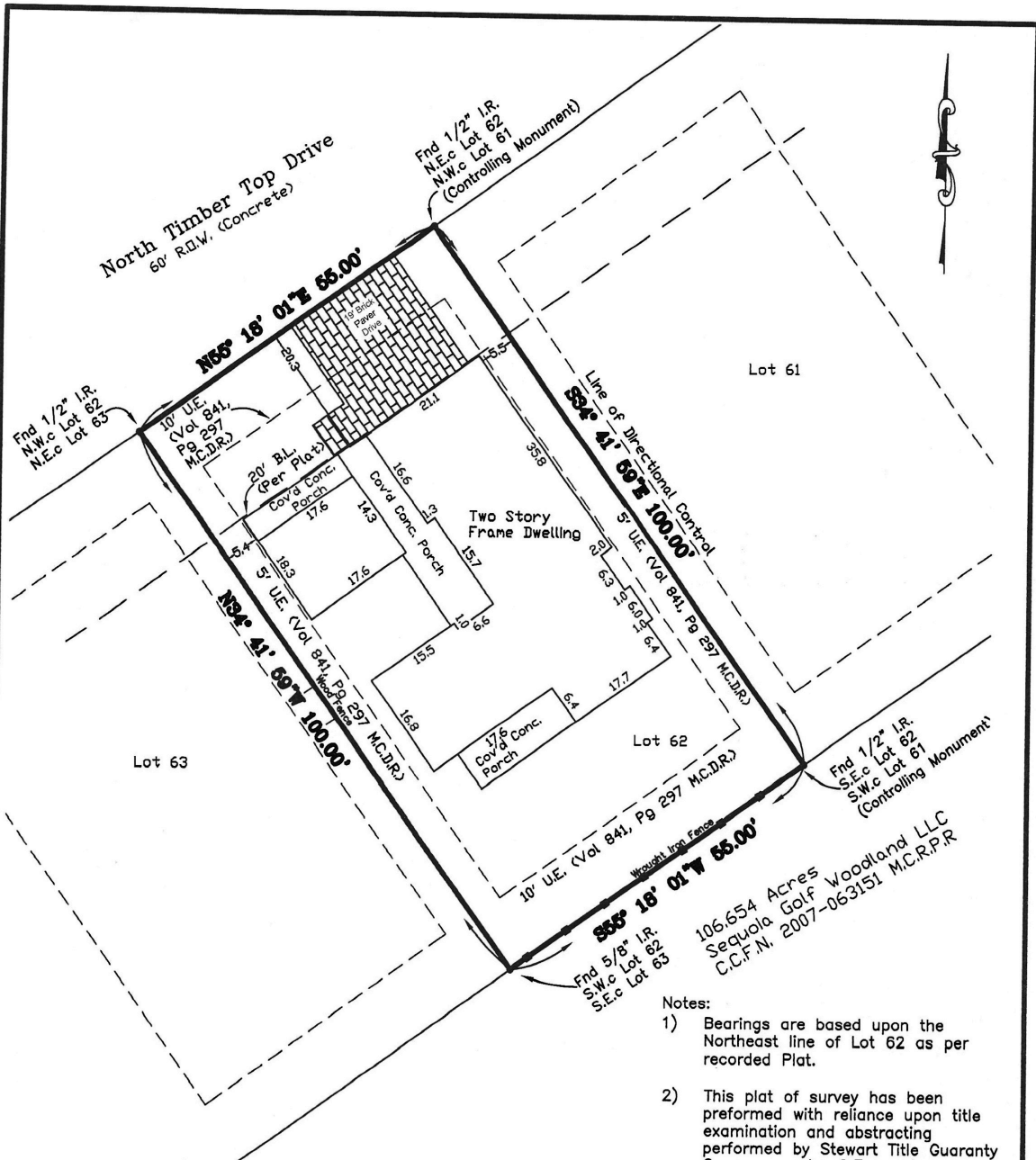
[Signature]
Jeffrey Moon
Registered Professional
Land Surveyor No. 4639



- Shed. B Notes:
- B.) Building line 20 feet wide along the front property line of the subject property as imposed by the Map and Dedication recorded in Cabinet B, Sheet 26A of the Map Records of Montgomery County, Texas. (Shown)
 - C.) Easement 10 feet wide along the front and rear property lines and 5 feet wide along the side lot lines property line of the subject property, as reserved by the instrument recorded in Volume 841, Page 297 of the Deed Records of Montgomery County, Texas. (Shown)

Revised:
July 13, 2020 to add
Proposed Dwelling to Survey.
September 30, 2020 to add
Concrete Slab to Survey
November 1, 2021 Final
Survey

GF# 2131996 File # 20-T-79 RM Book 111
JEFFREY MOON & ASSOC., INC., P.O. Box 2501, Conroe, TX. 77305
T.B.P.E.L.S. Firm No. 10112200 (936) 756-5266 Fax (936) 756-5281
Z:\Village of Grogan's Mill\Section 13\20-T-79 Lot 62 Blk 2



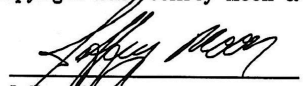
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 - B.) Building line 20 feet wide along the front property line of the subject property as imposed by the Map and Dedication recorded in Cabinet B, Sheet 26A of the Map Records of Montgomery County, Texas. (Shown)
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 I hereby state that this drawing is a true representation of a ground survey made under my direct supervision.

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 Jeffrey Moon
 Registered Professional
 Land Surveyor No. 4639



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