

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

Date: _____

GF No. _____

Name of Affiant(s): Wendell G. and Sun S. Griffin

Address of Affiant: 15516 Queen Elizabeth Ct., Montgomery, Tx. 77316

Description of Property: Crown Oaks 04, Block 1, Lot 65
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 03/19/2010 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):

INSTALLED INTERIOR FENCE NOT ON PROPERTY LINE OR BOUNDARY

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.

Wendell G. Griffin

Sun Griffin

SWORN AND SUBSCRIBED this 5th day of October, 2010

[Signature]
Notary Public



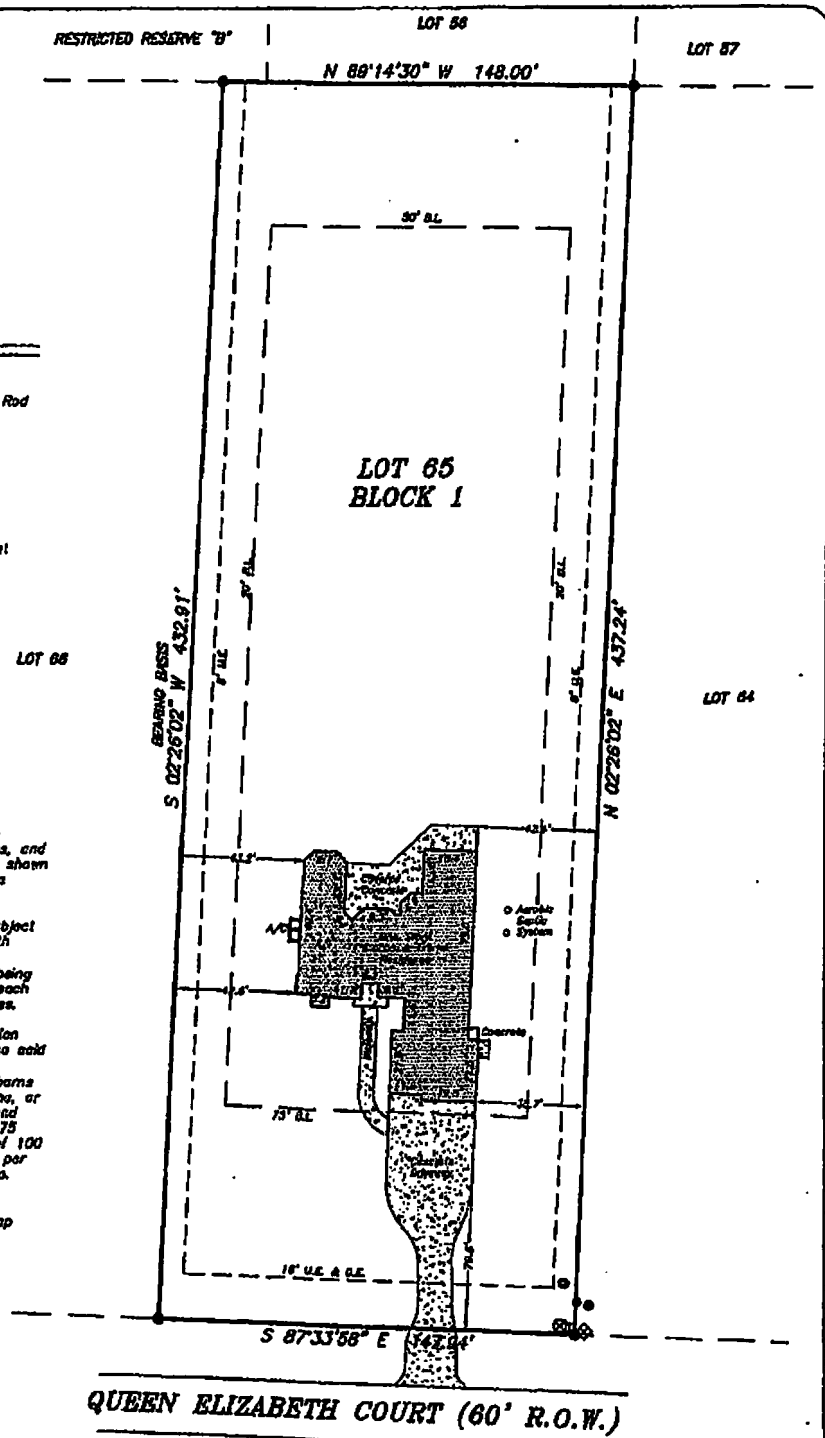


Scale: 1" = 40'

LEGEND

- (****) Record Data
- Found 3/8" Iron Rod
- ⊕ Electric Box
- ⊞ Cable T.V. Box
- ⊙ Water Meter
- ⊙ Telephone Box
- ⊙ Gas Meter
- R.L. Building Line
- U.E. Utility Easement
- D.E. Drainage Easement

- Notes:**
- (1) The basis of bearing is the recorded plat.
 - (2) This plot correctly shows the location of easements, restrictions, and building set backs of records as shown on the recorded plat and per the restrictions recorded in CF No. 2003-030483, R.P.R.M.C.
 - (3) The street address of the subject property is 15518 Queen Elizabeth Court, Montgomery, Texas 77316.
 - (4) There is a public easement being a minimum of 15 feet wide on each side of any and all gutters, ravines, ditches, sloughs of other natural drainage courses in said subdivision as per the dedication page of the said recorded plat.
 - (5) Building line restrictions for barns is 200 feet from the front lot line, or 150 feet if granted a variance, and 100 feet on side street lines or 75 feet if granted a variance, and of 100 feet along all lake shore lots as per the restrictions recorded in CF No. 2003-030483, R.P.R.M.C.
 - (6) Property subject to certain easements as outlined on the map and dedication page of the said recorded plat.



QUEEN ELIZABETH COURT (60' R.O.W.)

Being Lot Sixty-Five (65), Block One (1), of CROWN OAKS, Section Four (4), a subdivision of 333.107 acres of land situated in the Matthew Cartwright Survey, Abstract No. 135 and the John Sealy Survey, Abstract No. 75B, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet T, Sheet 51, of the Map Records of Montgomery County, Texas.

[Signature]
 Surveyor: R. Laughlin
 R.P.S. No. 11,517D

TO WENDELL GRIFFIN AND SUN GRIFFIN, WENDELL BANKERS MORTGAGE AND HEXTER-FAIR TITLE COMPANY, EXCLUSIVELY.
 I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I-B. CONDITION II SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL (IMPRESSION) OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGEMENT" OF THE COPYRIGHT.

© 2009 **LAUGHLIN SURVEYING**

412 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS 77301
PHONE: (936)788-2244

Date: February 02, 2010 Job # 09-0064
Hexter-Fair Title Company - CF No. PF09348560