

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

Date: \_\_\_\_\_

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

Name of Affiant(s): THOMAS BAUMAN, ELAINE BAUMAN

Address of Affiant: 14 WILLOWCREST PL, THE WOODLANDS, TX 77381

Description of Property: WDLNDS VIL COCHRANS CR 56, BLOCK 1, LOT 11

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 1999 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): 19/A

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.

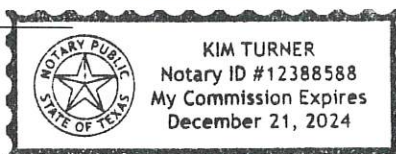
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Thomas Bauman  
**THOMAS BAUMAN**

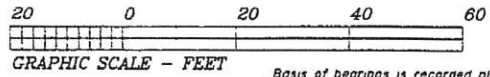
Elaine Bauman  
**ELAINE BAUMAN**

SWORN AND SUBSCRIBED this 11th day of October, 2023

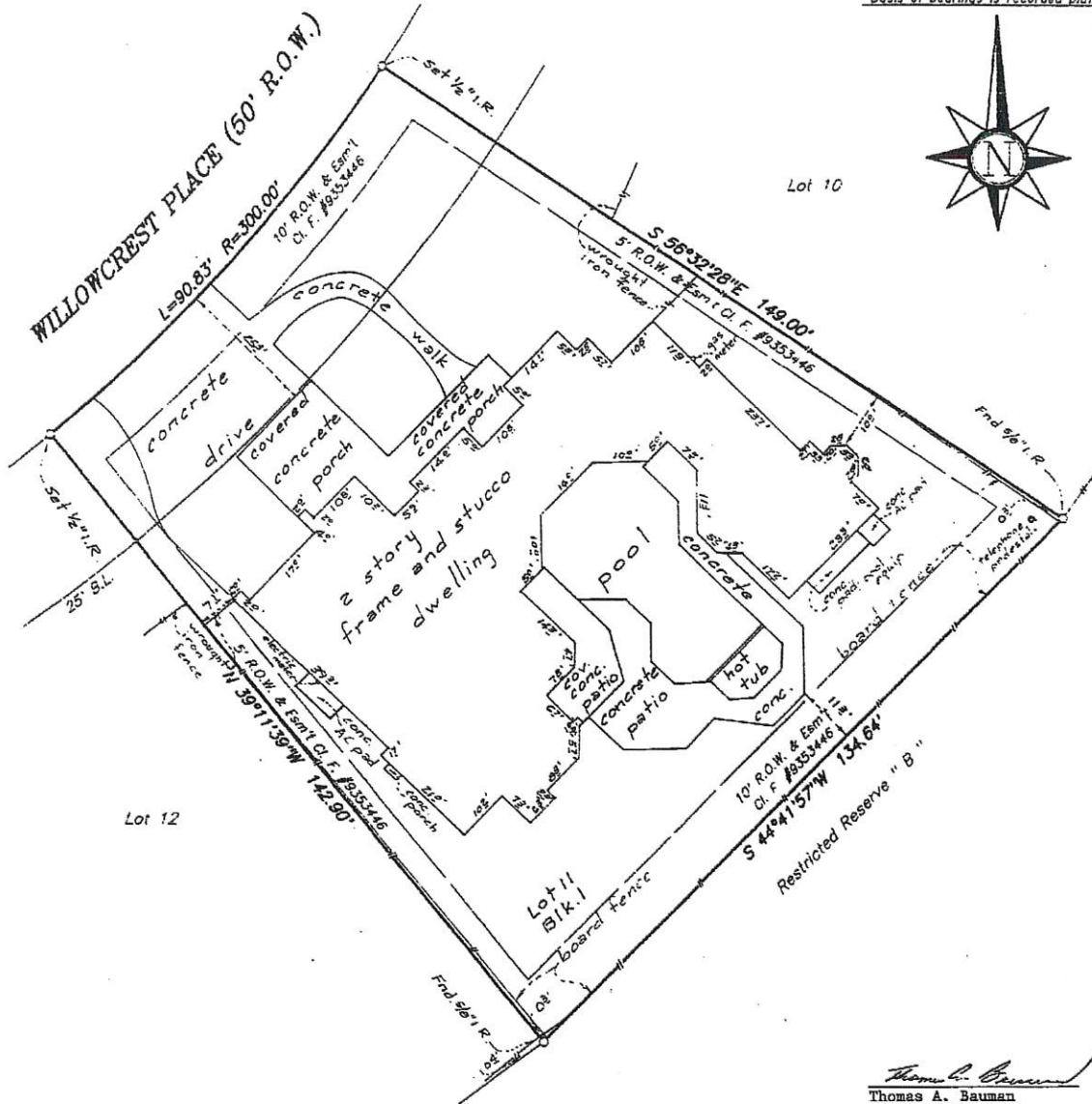
Kim Turner  
Notary Public



(TXR-1907) 02-01-2010



Basis of bearings is recorded plat.



*Thomas A. Bauman*  
 Thomas A. Bauman  
*Elaine K. Bauman*  
 Elaine K. Bauman

STANDARD LAND SURVEY

LOT 11, BLOCK 1

THE WOODLANDS, VILLAGE OF COCHRAN'S CROSSING, SECTION 56

A SUBDIVISION OF 11.27 ACRES LOCATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 666

MONTGOMERY COUNTY, TEXAS REF: Cabinet K, Sheet 192 Map Records

Scale: 1"= 20' Date: June 2, 1999

Address: 14 Willowcrest Place, The Woodlands, Texas 77382

Subject property, as graphically shown on F.E.H.A. Map #48339C0510F dated 12/19/96, lies in flood zone "X".

To Thomas A. Bauman and Elaine K. Bauman Exclusively,  
 I hereby certify that this survey was made on the ground under my supervision and that there are no visible encroachments except as shown. This Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1-B, Condition III Survey. This Survey was performed with the benefit of a Title Commitment prepared by Montgomery County Title Company G.F. No. 98082088. Surveyor did not abstract subject property. Surveyor did not locate underground improvements or utilities.

*Robert E. Maddux, Jr.*  
 Robert E. Maddux, Jr.  
 R.P.L.S. No. 4513



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