

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

Date: 10/26/2023 _____ GF No. _____
Name of Affiant(s): Rebecca Hitchcock
Address of Affiant: 23431 Tavola Rosa Dr, New Caney, TX 77357
Description of Property: _____
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. I am the owner 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. I am familiar with the property and the improvements located on the Property.
3. I am 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 2016 _____ 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:)

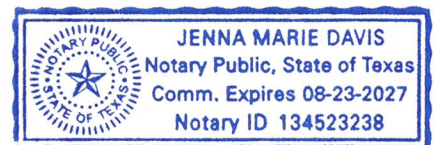
5. I understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. I 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.

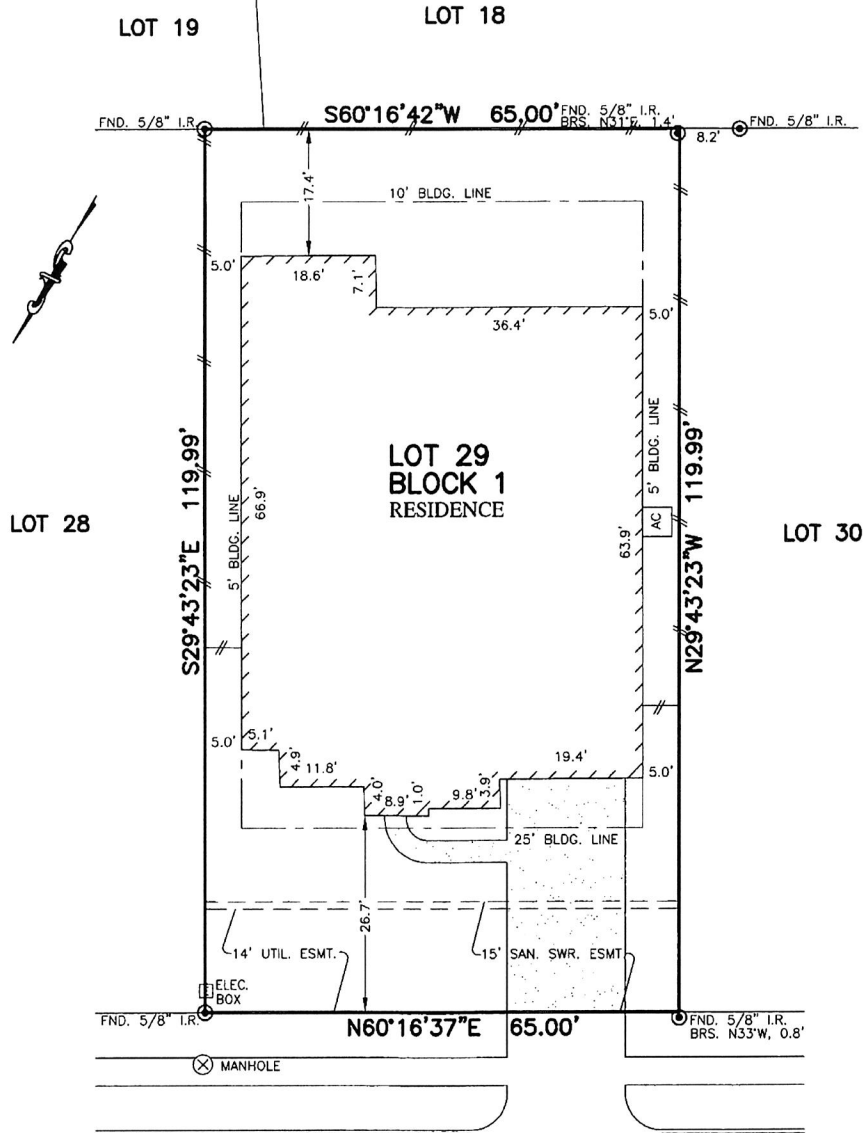
Rebecca Hitchcock

SWORN AND SUBSCRIBED this 26th day of October _____, 2023 _____.

Jenna Marie Davis

Notary Public
(TXR 1907) 02-01-2010





23431
TAVOLA ROSA 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 NORTH AMERICAN TITLE INSURANCE CO. UNDER FILE NO. 14628-16-05777
3. ALL ELEVATIONS SHOWN HEREON ARE BASED ON ACTUAL DATUM.

PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 48339 C 0600 G, DATED: 8-18-14

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

© 2016, ALLPOINTS SERVICES, CORP., All Rights Reserved. This original work is protected under copyrights laws, Title 17 U.S. Code Sections 101 & 102. All violators will be prosecuted to the extent of the law. This survey is being provided solely for the use of the recipients and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

FOR: REBECCA HITCHCOCK
ADDRESS: 23431 TAVOLA
ROSA DRIVE
ALLPOINTS JOB #: LH101673MG
FILE NO. 14628-16-05777



LOT 29, BLOCK 1,
TAVOLA, SECTION 9,
CAB. Z, SHTS. 3291-3293, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 8TH
DAY OF AUGUST, 2016.

Steven P. Brister

