RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: *1-24-2024*   GF No. _____

Name of Affiant(s): *JENNIFER JONES WILLETT GODWIN*

Address of Affiant: *62 NORTH WOODED BROOK CIRCLE*

Description of Property: *LOT 6 BLK 1 THE WOODLANDS VILLAGE OF ALDEN BRIDGE SECTION 12*

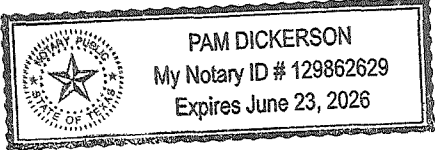County: *THE WOODLANDS*, Texas *77382*

Name of Title Company: *CHICAGO TITLE*

Before me, the undersigned notary for the State of *TEXAS*, personally appeared Affiant(s) who after by me being duly sworn, stated:

(1) We are the owners of the Property. *(If not owners, 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 with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.

(4) To the best of our actual knowledge and belief, since *1/23/2023* *(date of existing survey)* 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; or
   (d) conveyance, 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)*: *NONE*

(5) We understand that the 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 the improvements.

(6) We understand that we have no liability to the Title Company or the title insurance 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.

_*Jennifer J. Willett-Godwin*_____   _____
Affiant   Affiant

SWORN AND SUBSCRIBED this *24th* day of *JANUARY 2024*, _____

_____
Notary Public

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affidavit

62 N. Wooded Brook Circle

Lot 5x (V) in Block One (1) of THE WOODLANDS VILLAGE OF ALDEN BRIDGE, SECTION 12, an addition in Montgomery County, Texas, according to the map or plat thereof recorded in Plat Cabinet M, as Sheet 2F-A of the Map Records of Montgomery County, Texas.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Partners Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 62 N. Wooded Brook Circle described in Document No. 2022044683, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area, or boundary line conflicts; (e) the location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersecting street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) the recorded easements listed hereon have been located and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standard of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U.S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 4833900510C) pursuant to the Flood Disaster Protection Act of 1973 (amended date if amended).

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2020 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey, as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

LEGEND

- ⊙ 1/2" ROD FOUND
- □ 1/2" ROD SET
- ◎ CONTROLLING MONUMENT
- ⊕ "T" HEAD FOUND
- ⊞ "X" (found/set)
- ✛ POINT FOR CORNER
- ⊕ POINT FOR
- PC POOL EQUIPMENT
- TRM TOP ROD FOUND
- T TRANSFORMER
- PAD PAD
- ▣ DRUM
- ▲ UNDERGUARD ELECTRIC

NOTES:
BEARINGS SHOWN ARE BASED ON HAD BE TEXAS CENTRAL ZONE, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

EXCEPTIONS:
NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. M, SH. 2F-A, C.F.# 9345557, 9345557, 2000049604, 2000090528, 2000049604, 2009116493

APPARENT ENCROACHMENT OVER THE EASEMENTS

Drawn By: JCM
Scale: 1" = 30'
Date: 01/23/2023
GF NO.:
Job No.: 2306882

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This survey is made in conjunction with the information provided by Partners Title.

Date: 2/1/2023
Accepted by
Purchaser
Purchaser

Site Plan Labels

LOT 5
N 12°15'13" W 196.61'
N WOODED BROOK CIRCLE
50' R.O.W.
R=100.00'
A=101.73'
TWO STORY STUCCO
POOL
LOT 6
LOT 7
S 81°21'42" E 195.87'
S 17°05'10" W 199.84'