

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

Date: 11/2/2023

GF No. _____

Name of Affiant(s): Gary Carpenter, Adela Carpenter

Address of Affiant: 123 Forest Elk Place, Montgomery, Texas, 77316

Description of Property: WOODFOREST 01, BLOCK 1, LOT 7

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.

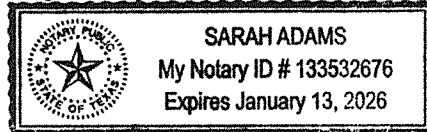
4. To the best of our actual knowledge and belief, since 6/28/2020 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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): None

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.

Gary D. Carpenter



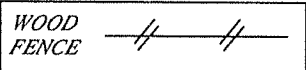
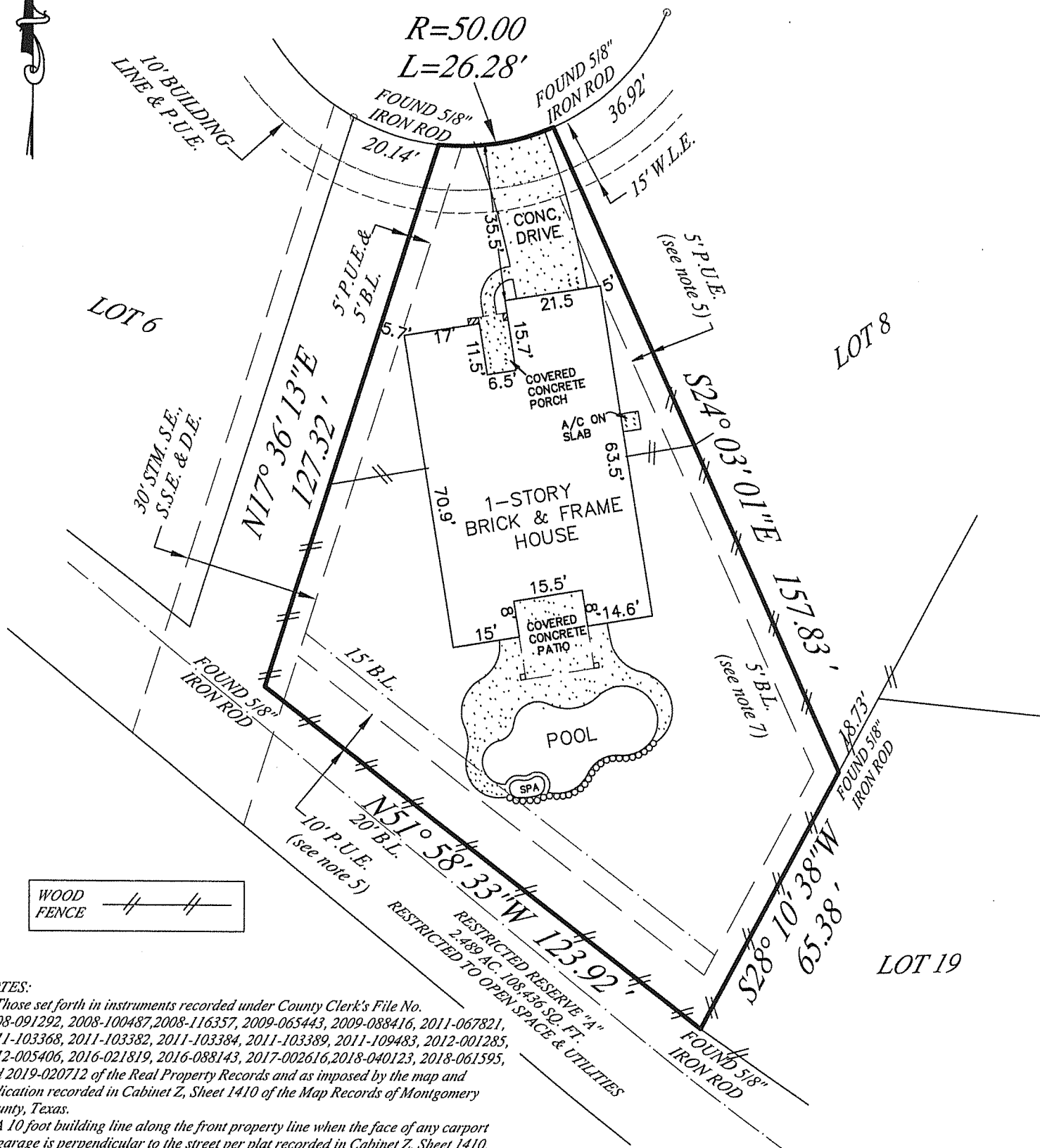
SWORN AND SUBSCRIBED this 2 day of November, 2023

[Signature]
Notary Public

FOREST ELK PLACE
(50' R.O.W.)

PROPERTY ADDRESS:
123 Forest Elk Place
Montgomery, Texas 77356

R=50.00
L=26.28'



NOTES:

- Those set forth in instruments recorded under County Clerk's File No. 2008-091292, 2008-100487, 2008-116357, 2009-065443, 2009-088416, 2011-067821, 2011-103368, 2011-103382, 2011-103384, 2011-103389, 2011-109483, 2012-001285, 2012-005406, 2016-021819, 2016-088143, 2017-002616, 2018-040123, 2018-061595, and 2019-020712 of the Real Property Records and as imposed by the map and dedication recorded in Cabinet Z, Sheet 1410 of the Map Records of Montgomery County, Texas.
- A 10 foot building line along the front property line when the face of any carport or garage is perpendicular to the street per plat recorded in Cabinet Z, Sheet 1410.
- A 20 foot carport or garage setback when the face is parallel to the street per plat recorded in Cabinet Z, Sheet 1410.
- A 16 foot access easement along the rear property line of any lots bordering bodies of water per plat recorded in Cabinet Z, Sheet 1410.
- A public utility easement 10 feet along the front and rear and 5 feet along the side property lines per County Clerk's file Nos. 2008-091292 and 2008-100487.
- An easement for the installation, maintenance, or repair of Perimeter fence along the property line which is adjacent to a common area or street per County Clerk's file Nos. 2008-091292 and 2008-100487.
- A 5 foot building setback along the side property lines and 15 feet along the rear property line per County Clerk's file Nos. 2012-001285.
- S.S.E. - SANITARY SEWER EASEMENT
- STM S.E. - STORM SEWER EASEMENT
- D.E. - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- POOL AND SPA DO NOT ENCROACH OVER 15' BUILDING LINE
- W.L.E. - WATER LINE EASEMENT

SURVEY FOR: Gary D. Carpenter

BEING: Lot 7, in Block 1, of Woodforest, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheet 1410 of the Map Records of Montgomery County, Texas.

Scale : 1" = 40'

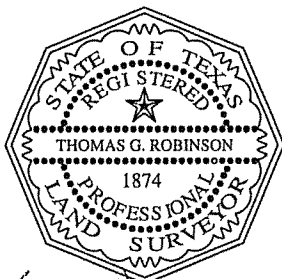
I, Thomas G. Robinson, certify that this survey was performed under my supervision on June 26, 2020; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that subject property is not in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48339C 0375 G dated August 18, 2014. This certifies only to easements and building lines shown on the recorded plat and on Commitment GF#2027455 of Stewart Title Company dated May 17, 2020.

Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874

JOB #FOREST ELK1

ROBINSON SURVEYING, INC.
16130 F.M. 943
LIVINGSTON, TEXAS 77351
PHONE (832) 236-8210
robinsonsurveyinginc@gmail.com



Gary D. Carpenter 6/30/2020