

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

Date: August 23, 2023

GF No. _____

Name of Affiant(s): Larry Sears, Debra Sears

Address of Affiant: 10522 Crystal Cove Dr, Magnolia, TX 77354

Description of Property: S679104-Lake Windcrest 04, Block 5, Lot 6

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."): Not Applicable

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 October 21, 2011 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.

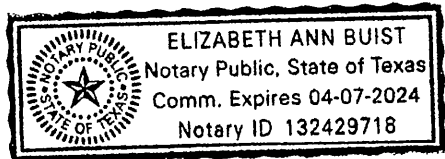
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

 Larry Sears

[Signature]

 Debra Sears



SWORN AND SUBSCRIBED this 23rd day of August, 2023

[Signature]

 Notary Public
 Elizabeth Ann Buist

(TXR-1907) 02-01-2010

GF NO. 2811210 TEXAS TITLE
 ADDRESS: 10522 CRYSTAL COVE DRIVE
 MAGNOLIA, TEXAS 77354
 BORROWER: LARRY J. SEARS AND
 DEBRA SEARS

LOT 6, BLOCK 5
FINAL PLAT OF LAKE WINDCREST
SECTION 4

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN CABINET "K", SHEET 121, OF THE MAP RECORDS
 OF MONTGOMERY COUNTY, TEXAS

NOTE: UNIT DESIGNATION OF DRILL SITES AND EASEMENTS M.C.C.F.
 NO. 9658605.



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0485 F
 MAP REVISION: 12/19/1996
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

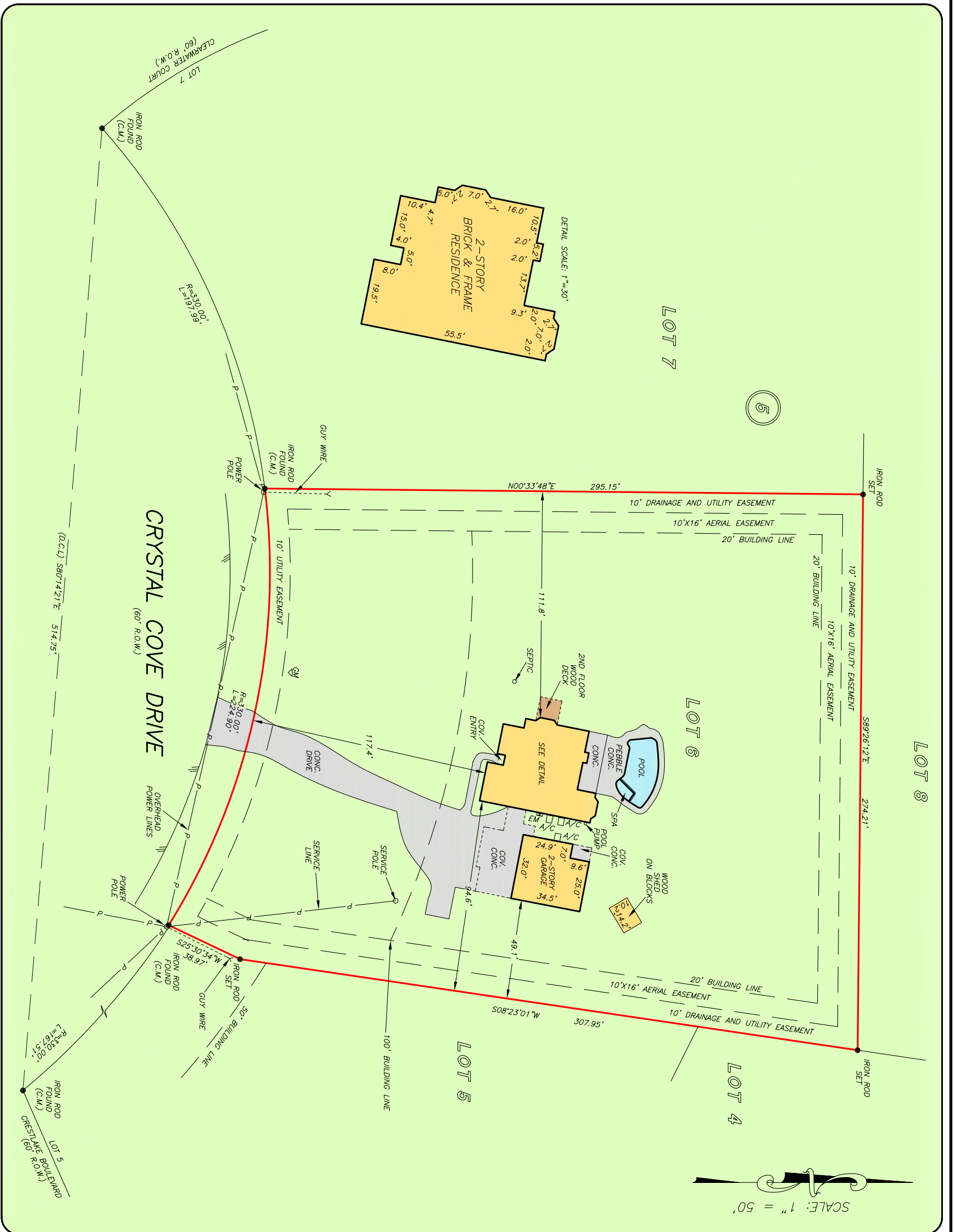
D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CABINET "K", SHEET 121 M.C.C.F.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 UNDISCOVERED ENCUMBRANCES OR OTHER
 INTERESTS AFFECTING THE SURVEYED
 LANDS EXCEPT AS SHOWN HEREON. THE SURVEY
 WAS CONDUCTED IN ACCORDANCE WITH THE
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
 PROFESSIONAL LAND SURVEYOR
 NO. 4678
 JOB NO. 11-09308
 OCTOBER 21, 2011



DRAWN BY: JZ



Commonwealth
 Mortgage Corp.
 SCOTT SEARS
 936-539-6660



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