

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

Date: 3/30/2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Ryan Bowden  
Address of Affiant: 219 Rose Gum Ct  
Description of Property: Residential 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 Texas, personally appeared Affiant(s) who after by me being sworn, stated:

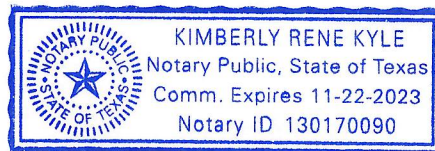
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 4/13/2021 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:) Patio extension

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.

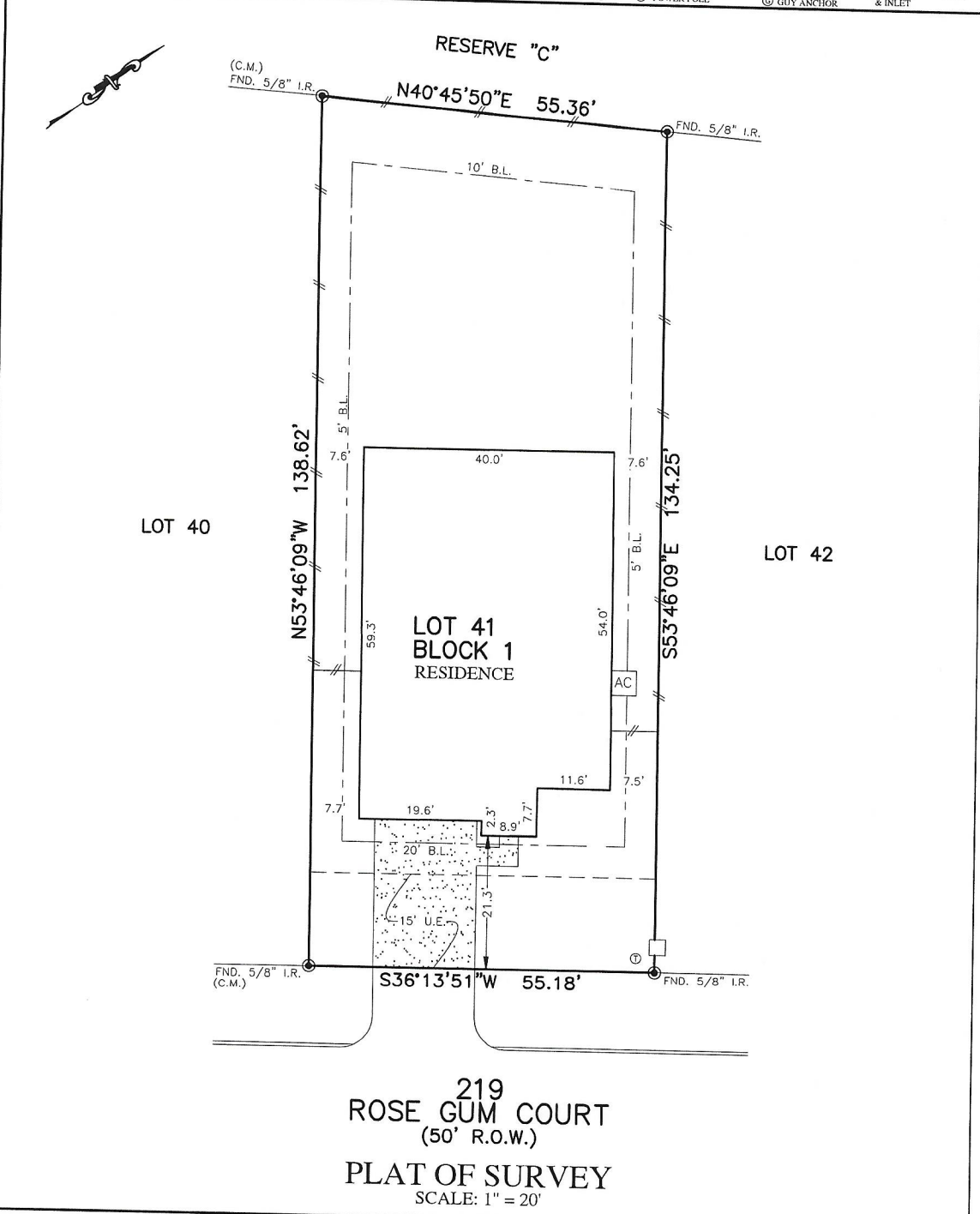
SWORN AND SUBSCRIBED this 30 day of March, 20 23.

\_\_\_\_\_  
Notary Public





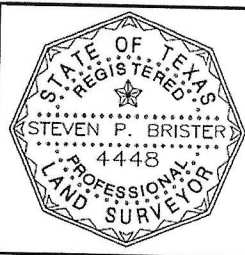
FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	☆ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE (B.G.)	B.G.L. BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊠ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT		⊠ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT		⊠ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT		⊠ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE	I.R. IRON ROD	⊠ WATER METER	⊠ MANHOLE & INLET
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	F.N.D. FOUND	I.P. IRON PIPE	⊠ POWER POLE	



NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
 3. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY"  
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "CARLOMAGN" UNLESS OTHERWISE NOTED.  
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY Co. UNDER G.F. No. TX-21030046-HOU.

FOR: RYAN BOWDEN  
 ADDRESS: 219 ROSE GUM COURT  
 ALLPOINTS JOB#: CC221153 BY: RF  
 G.F.: TX-21030046-HOU  
 JOB:

**LOT 41, BLOCK 1,  
THE WOODLANDS HILLS, SECTION 7,  
CAB. Z, SHTS. 6128-6131, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS**



FLOOD ZONE: X  
 COMMUNITY PANEL:  
 48339C0225G  
 EFFECTIVE DATE: 8/18/2014  
 LOMR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 "THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 10TH DAY OF APRIL, 2021.  
*Steven P. Brister*