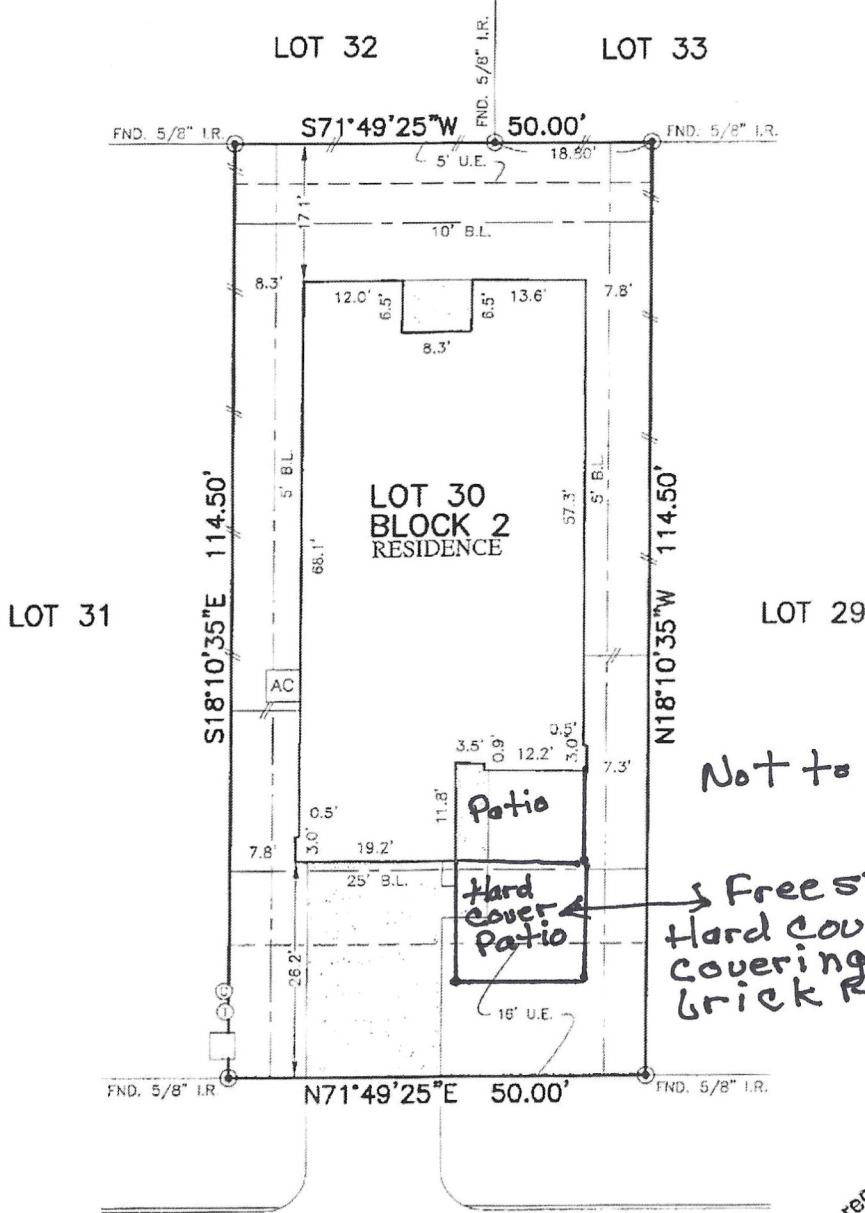




FLATWORK	B.L. BUILDING LINE	CONC. CONCRETE	BLDO. BUILDING	⊙ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊕ ELECTRIC BOX	⊞ GRATE DRAIN
BUILDING LINE	U.E. UTILITY EASEMENT	STM.S.E. STORM SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊕ FIRE HYDRANT
EASEMENT	W.L.E. WATER LINE EASEMENT (B.G.)	BUILDER GUIDELINES	○ WATER VALVE	⊕ TELEPHONE PEDESTAL	
WOODEN FENCE	ELEV. ELEVATION	FOUND. FOUND.	○ PVT. PRIVATE	⊕ GAS METER	
WROUGHT IRON FENCE	T.O.F. TOP OF FORM	I.R. IRON ROD	● POWER POLE	⊕ CABLE PEDESTAL	
CHAIN LINK FENCE	F.F. FINISHED FLOOR	I.P. IRON PIPE	⊕ PAD MOUNTED TRANSFORMER	⊕ WATER METER	⊕ MANHOLE & INLET
OVERHEAD ELECTRIC	EXT. EXTENDED	R.O.W. RIGHT-OF-WAY			



Not to scale

Free standing Hard cover patio covering w/ brick floor.

1713
WANDERING HILLS ROAD
(60' R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

All matters appearing hereon, including any encroachments or protrusions, have been reviewed and accepted by the undersigned.
By: *Betsy Alfonso* Date: *3-29-19*

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. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE Co. UNDER G.F. No. 89831-GAT84.

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

Date: 3-29-2024 GF No. _____

Name of Affiant(s): Betty Alfonso

Address of Affiant: 1713 Wandering Hills Rd., Conroe, TX 77304

Description of Property: Canyon Creek Section 03, Block 2, Lot 30
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 _____ 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, replatings, 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:) A free standing, solid roof patio cover with brick flooring measuring 10' x 20' was installed adjacent to builder prepared concrete patio.

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.

Betty Alfonso

SWORN AND SUBSCRIBED this 29th day of March, 2024
Kerry Monreal
Notary Public

(TXR-1907) 02-01-2010

