

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

Date: February 17, 2024 GF No. _____

Name of Affiant(s): Luis Ceballos, Irene Ceballos

Address of Affiant: 16814 Marie Village Drive, Conroe, TX 77306

Description of Property: S696600-Marie Village, Block 1, Lot 124

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."): N/A

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 DECEMBER 2022 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):
Privacy fence added along the left side of home and along backyard.

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.

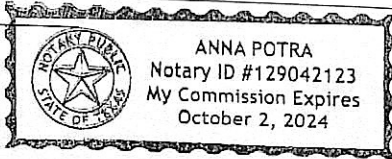
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Irene Ceballos

Irene Ceballos

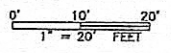
SWORN AND SUBSCRIBED this 17 day of FEBRUARY, 2024

Anna Potra
Notary Public
(TXR-1907) 02-01-2010



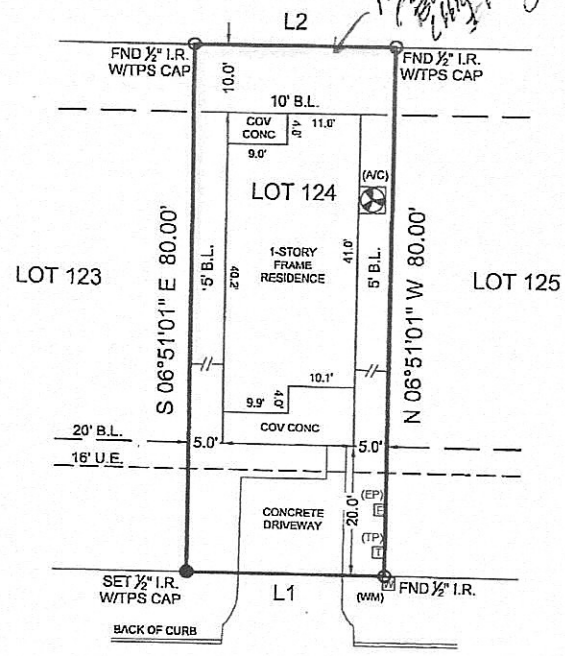
--- EASEMENT LINE	STM. S.E. - STORM SEWER EASEMENT	□ - ELECTRIC PEDESTAL (EP)	⊕ - FIRE HYDRANT (FH)	⊕ - POWER POLE (PP)
--- BUILDING LINE	S.S.E. - SANITARY SEWER EASEMENT	⊗ - WATER METER (WM)	⊗ - WATER VALVE (WV)	⊗ - GAS METER (GM)
--- BOUNDARY LINE	W.L.E. - WATER LINE EASEMENT	⊕ - GUY WIRE (GW)	⊕ - CABLE PEDESTAL (CP)	☆ - LIGHT POLE (LP)
--- SURVEY LINE	D.E. - DRAINAGE EASEMENT	(CM) - CONTROLLING MONUMENT	⊕ - FIBER OPTIC CABLE (FOC)	⊕ - MANHOLE (MH)
--- WOOD FENCE	A.E. - AERIAL EASEMENT	F.F. - FINISHED FLOOR	⊕ - TELEPHONE PEDESTAL (TP)	⊕ - TRANSFORMER (ET)
--- OE - OVERHEAD POWER LINE	U.E. - UTILITY EASEMENT	ELEV - ELEVATION	⊕ - AIR CONDITIONING UNIT (A/C)	⊕ - SPRINKLER
	B.L. - BUILDING LINE	R.O.W. - RIGHT-OF-WAY	⊕ - UNDERGROUND CABLE MARKER (UCM)	⊕ - TBM

FINAL SURVEY



ALMA ZUNIGA
CALLED 4.00 ACRES
C.F. NO. 2018117561
O.P.R.M.C.T.

*Permitted by City of Conroe
Highway 29 & I-10*



MARIE VILLAGE
BLOCK 1
CAB. Z, SHEET 8214
M.R.M.C.T.

MARIE VILLAGE DRIVE (50' R.O.W.)

LINE	BEARING	DISTANCE
L1	N 83°08'59\" E	30.00'
L2	S 83°08'59\" W	30.00'

[Handwritten signature]

FLOOD ZONE	
COMMUNITY PANEL	18339C0425G
EFFECTIVE DATE	08/18/2014
L.O.M.R.	

THE SUBJECT TRACT(S) AS SHOWN
HEREON MAY BE SUBJECT TO THE
ITEMS LISTED IN SCHEDULE B. OF THE
ACCOMPANYING TITLE COMMITMENT.

GENERAL NOTES:
1) ALL BEARINGS AND DISTANCES ARE PER RECORDED PLAT UNLESS OTHERWISE NOTED.

PROJECT NUMBER	26011	PURCHASER	LUIS ROBERT CEBALLOS
DRAWN BY	KDC	ADDRESS	16814 MARIE VILLAGE DRIVE, CONROE, TEXAS, 77306
CHECKED BY	SC	SURVEY	J.E. LEWIS, A - 665
PLOT PLAN	07-11-2022	SUBJECT	LOT 124, BLOCK 1
FORM	09-13-2022	RECORDING	MARIE VILLAGE
FINAL	11-21-2022	COUNTY	CAB. Z, SHEET 8214, MAP RECORDS
			MONTGOMERY



TEXAS
PROFESSIONAL
SURVEYING, LLC

3032 N. FRAZIER STREET
CONROE, TX 77303
PHONE: (936)756-7447
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

I HEREBY CERTIFY THAT THIS SURVEY CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME OF
SURVEY.

[Handwritten signature]
Carey A. Johnson
Registered Professional Land Surveyor No. 6524

