

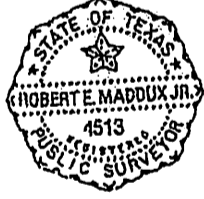
Robert E. Maddux, Jr.
Public Surveyor

(100 Flood Plain elev = 201.2' per
 Montgomery County Engineers Office.)
 This property does not lie within
 the 100 year flood plain.

LAND TITLE SURVEY
 LOT 32, BLOCK 45
 WALDEN ON LAKE CONROE, SECTION 5
 A SUBDIVISION IN THE WILLIAM C. CLARK SUR., A-6
 MONTGOMERY COUNTY, TEXAS. REF. ... Cap. A, Sh. 84 ... Map Records
 Scale: 1" = 20' ... Date: AUGUST 12, 1997
 Address: 11107 Twain Drive, Montgomery, Texas 77356

To James W. Arpey & wife Lorraine M. Arpey ... Exclusively
 I hereby certify that this survey was made on the ground, and that this plat correctly represents the facts found at the
 time of the survey and that this professional service conforms to the current Texas Surveyors Association
 Standards and Specifications for a Category 1-A Condition III Survey. I
 further certify that there are no encroachments on this property at this time and that all improvements, if any, lie
 within the boundary lines except as shown.

Robert E. Maddux, Jr.
 Robert E. Maddux, Jr.
 R.P.S. No. 4513



OPN 87-07-1379 File # 87-TM-414
 Book 28 Pg. ER E. 4th

THE UNDERSIGNED HAVE RECEIVED AND
 REVIEWED A COPY OF THIS SURVEY
James W. Arpey
 DATE: April 25, 2014

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

Date: 03/04/2024 GF No. _____
Name of Affiant(s): Eric Wylie
Address of Affiant: 3215 Caterina Lane, College Station, TX 77845
Description of Property: 11107 Twain Drive, Montgomery, TX 77356
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 April 25, 2014 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.



SWORN AND SUBSCRIBED this 5th day of March, 2024.


Notary Public
(TXR 1907) 02-01-2010

