

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

Date: 3-2-2024 GF No. _____

Name of Affiant(s): Kenneth & Kallie Whittleman

Address of Affiant: 6513 Wild Cinnamon

Description of Property: Lot 4, Block 1, Bella Villa #1
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 _____, 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 9/26/2023 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.

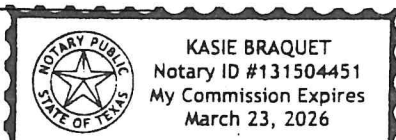
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 4 day of March, 2024

Kasie Braquet
Notary Public

(TXR-1907) 02-01-2010

Sharon Murray, Skyline Drive Willis TX 77304
Sharon Murray

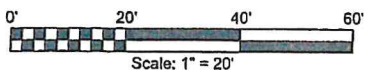


Produced in accordance with the rules of the State of Texas. Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com

Phone: 936-203-2251

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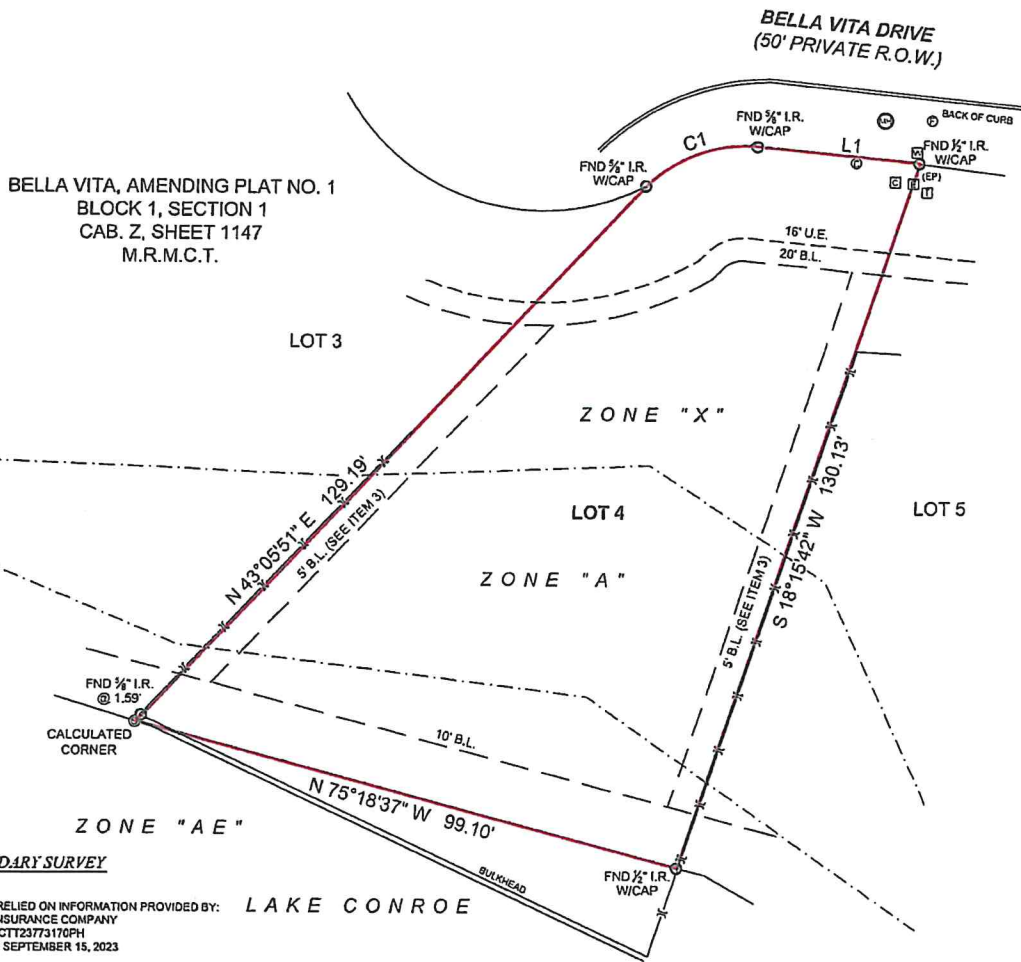
Jeffrey Scott



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.44'	20.79'	N 70°34'05" E	49°08'34"

LINE	BEARING	DISTANCE
L1	S 84°25'43" E	28.90'

- SYMBOL LEGEND**
- I — IRON FENCE
 - ⊠ CABLE PEDESTAL
 - ⊙ CALCULATED CORNER
 - ⊙ CLEANOUT
 - ⊙ ELECTRIC PEDESTAL (EP)
 - ⊙ FIBER OPTIC CABLE MARKER
 - ⊙ FOUND SURVEY MONUMENT
 - ⊙ MANHOLE
 - ⊙ WATER METER
 - ⊙ TELEPHONE PEDESTAL
 - - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)



BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY: **LAKE CONROE**
 CHICAGO TITLE INSURANCE COMPANY
 G.F. NO. CTH-CO-CIT2373170PH
 EFFECTIVE DATE: SEPTEMBER 15, 2023

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. THOSE AS PER ITEM 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
2. UNOBSTRUCTED AERIAL EASEMENT 5' IN WIDTH, FROM A PLANE 20' ABOVE THE GROUND, UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS SHOWN HEREON.
3. 5' BUILDING LINE ALONG THE SIDE LOT LINES PER C.F. NO. 2007139374, O.P.R.M.C.T. (DOES AFFECT/SHOWN HERON)
4. 15' BUILDING LINE FROM THE BULKHEAD OF WATERFRONT LOTS AND 15' FROM REAR PROPERTY LINES OF OTHER THAN WATERFRONT LOTS AS TO CONSTRUCTION OF SWIMMING POOLS PER C.F. NO. 2007098476, O.P.R.M.C.T. (BLANKET)
5. AN UNOBSTRUCTED 5' WIDE CONSTRUCTION AND MAINTENANCE EASEMENT ADJACENT AND PARALLEL TO EACH OF THE REAR AND SIDE LOT LINES OF ALL LOTS THAT ABUT A LANDSCAPE RESERVE, PERIMETER BOUNDARY OF THE PROPERTY OR STREET WHERE THE DECLARANT HAS CONSTRUCTED OR INTENDS TO CONSTRUCT A FENCE OR WALL PER C.F. NO. 2007098476, O.P.R.M.C.T. (BLANKET)
6. EASEMENT TO GTE SOUTHWEST INCORPORATED PER C.F. NO. 8853880, R.P.R.M.C.T. (DOES NOT AFFECT)

PROJECT NUMBER	34608
DATE	09/26/2023
DRAWN BY	SI
CHECKED BY	GM
FIELD CREW	JRL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C02250 HAVING AN EFFECTIVE DATE OF 08-18-2014.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

TEXAS PROFESSIONAL SURVEYING
 2032 N. Frasier, Conroe, Texas 77303
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 www.tpsurveying.com
 Firm No. 1002400

PURCHASER.....KENNETH WHITLEMAN AND KELLIE WHITLEMAN
 ADDRESS.....12353 BELLA VITA DRIVE, CONROE, TX, 77304
 SURVEY.....ELIJAH COLLARD, A - 7
 SUBJECT.....LOT 4, BLOCK 1
 SUBDIVISION.....BELLA VITA, AMENDING PLAT NO. 1, SECTION 1
 RECORDING.....CABINET Z, SHEET 1147, MAP RECORDS
 COUNTY.....MONTGOMERY

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

