

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

Date: 03/08/2024 GF No. \_\_\_\_\_

Name of Affiant(s): Kami Parrish

Address of Affiant: 10615 Longleaf Dr. Conroe, TX 77385

Description of Property: Lot 16A and 16B City of Conroe  
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 Florida, 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 10/24/17 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.

Kami Parrish  
\_\_\_\_\_  
Kami Parrish

State of Florida County of Broward

SWORN AND SUBSCRIBED this 8th day of March, 2024

Beverly Y Wimberly Beverly Y Wimberly  
Notary Public



Notarized remotely online using communication technology via Proof.



LOT 13C

LOT 15A

LAKE CHATEAU WOODS  
SECTION SEVEN  
BLOCK 3  
VOL. 7, PAGE 283 M.C.M.R.

LOT 14C

LOT 16A

LOT 16B

LEGEND

- wm = water meter
- fh = fire hydrant
- wv = water valve
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records



3032 N. FRAZIER STREET - CONROE, TX 77303  
PH (936)756-7447 - FAX (936)756-7448  
www.surveyingintexas.com  
FIRM REGISTRATION No. 100834-00

PROJECT NO. T155-39  
Key Map 252H  
DRAWING DATE: 10/25/17  
REVISED:  
DRAWN BY: CDF

FALMINGO STREET (60' R.O.W.)

LONGLEAF DRIVE (60' R.O.W.)

**BOUNDARY & IMPROVEMENT SURVEY**  
FOR: ZACHARY P. BUBLIS & BROOKE K. BOGGS  
10615 LONGLEAF DRIVE  
CONROE, TEXAS 77385

BEING LOTS 16A and 16B, BLOCK 3, OF LAKE CHATEAU WOODS, SECTION 7, AS RECORDED IN VOLUME 7, PAGE 283 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
Texas American Title CO.  
G.F. No. 7835-17-1664  
Effective date: 10/03/2017

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

Subject to applicable restrictive covenants listed under Items 1 & 10 of SCHEDULE B of said Title Commitment.

- 1) Those as per Vol. 7, Pg. 283, M.C.M.R.
- 2) Building line restrictions per CF #9320791 & 9422548, RPRMCT & Vol. 645, Pg. 26, M.C.D.R.
- 3) R.O.W. to E.G.S. per CF #99041143, RPRMCT.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

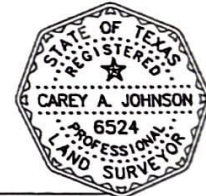
-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0545 G, effective 08/18/14.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 10/24/17 VL



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

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