

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 3-29-2024 GF No. _____

Name of Affiant(s): James Ray Eledge

Address of Affiant: 20606 Marilyn Lane Spring TX 77388

Description of Property: 2~~0~~ Lots 39 & 40 Spring Mont U/R
County: Harris, Texas

Name of Title Company: _____

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

(1) We are the owners of the Property. (If not owners, 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 with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.

(4) To the best of our actual knowledge and belief, since 6-19-2008 (date of existing survey) 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; or
- (d) conveyance, 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

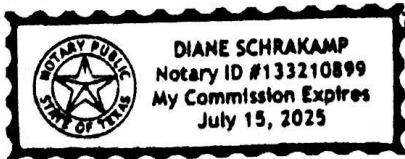
(5) We understand that the Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of the improvements.

(6) We understand that we have no liability to the Title Company or the title insurance 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.

[Signature]
Affiant

Affiant

SWORN AND SUBSCRIBED this 29 day of March, 20 24



[Signature]
Notary Public

TOWN & COUNTRY SURVEYORS, LLC

25307 North Freeway, Suite 100
The Woodlands, Tx. 77380
(281) 465-8730
Fax (281) 465-8731

Being a 0.45 acre (19,680 square feet) parcel situated in the Abraham Scales Survey, Abstract 687, Harris County, Texas, being all of Lot 39 and Lot 40 of Spring Mont Subdivision, an unrecorded plat in Harris County, conveyed to Marcus Stewart and wife, Rhonda L. Stewart by Deed recorded under Clerk's File No. R158888 of the Harris County Official Public Records of Real Property, said 0.45 acre parcel more particularly described by metes and bounds as follows with all bearings based on the southwest line of Lot 39 and Lot 40 with a record call of North 32°07'15" West;

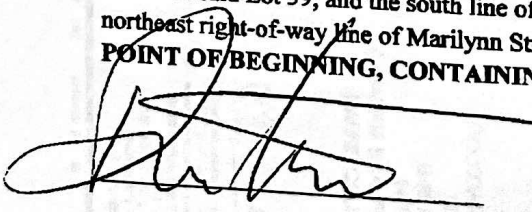
BEGINNING, at a 1/2-inch iron rod bent in the northeast right-of-way line of Marilyn Street (60 feet wide), for the south corner of Lot 41 of said Spring Mont Subdivision, as described by Deed recorded under Clerk's File No. C571847 of the Harris County Official Public Records of Real Property, for the west corner of said Lot 40;

THENCE, North 57°52'45" East, 164.00 feet along the southeast line of said Lot 41, and the northwest line of said Lot 40, to a fence corner at the east corner of said Lot 41, the south line of Lot 77 of said Spring Mont Subdivision as described by Deed recorded under Clerk's File No. C571847 of the Harris County Official Public Records of Real Property, and the west corner of Lot 78 of said Spring Mont Subdivision as described by Deed recorded under Clerk's File No. C571847 of the Harris County Official Public Records of Real Property, for the north corner of said Lot 40 and the herein described parcel;

THENCE, South 32°07'15" East, passing at a distance of 60.00 feet a 1/2-inch iron rod found for the south corner of said Lot 78, the west corner of Lot 79 of said Spring Mont Subdivision as described by Deed recorded under Clerk's File No. C571847 of the Harris County Official Public Records of Real Property, the east corner of said Lot 40, and the north corner of said Lot 39, continuing for a total distance of 120.00 feet to a 3/4-inch iron pipe found for the south corner of said Lot 79, the West corner of said Lot 80, the north corner of Lot 38 of said Spring Mont Subdivision as described by Deed recorded under Clerk's File No. C571847 of the Harris County Official Public Records of Real Property, for the east corner of said Lot 39 and the herein described parcel;

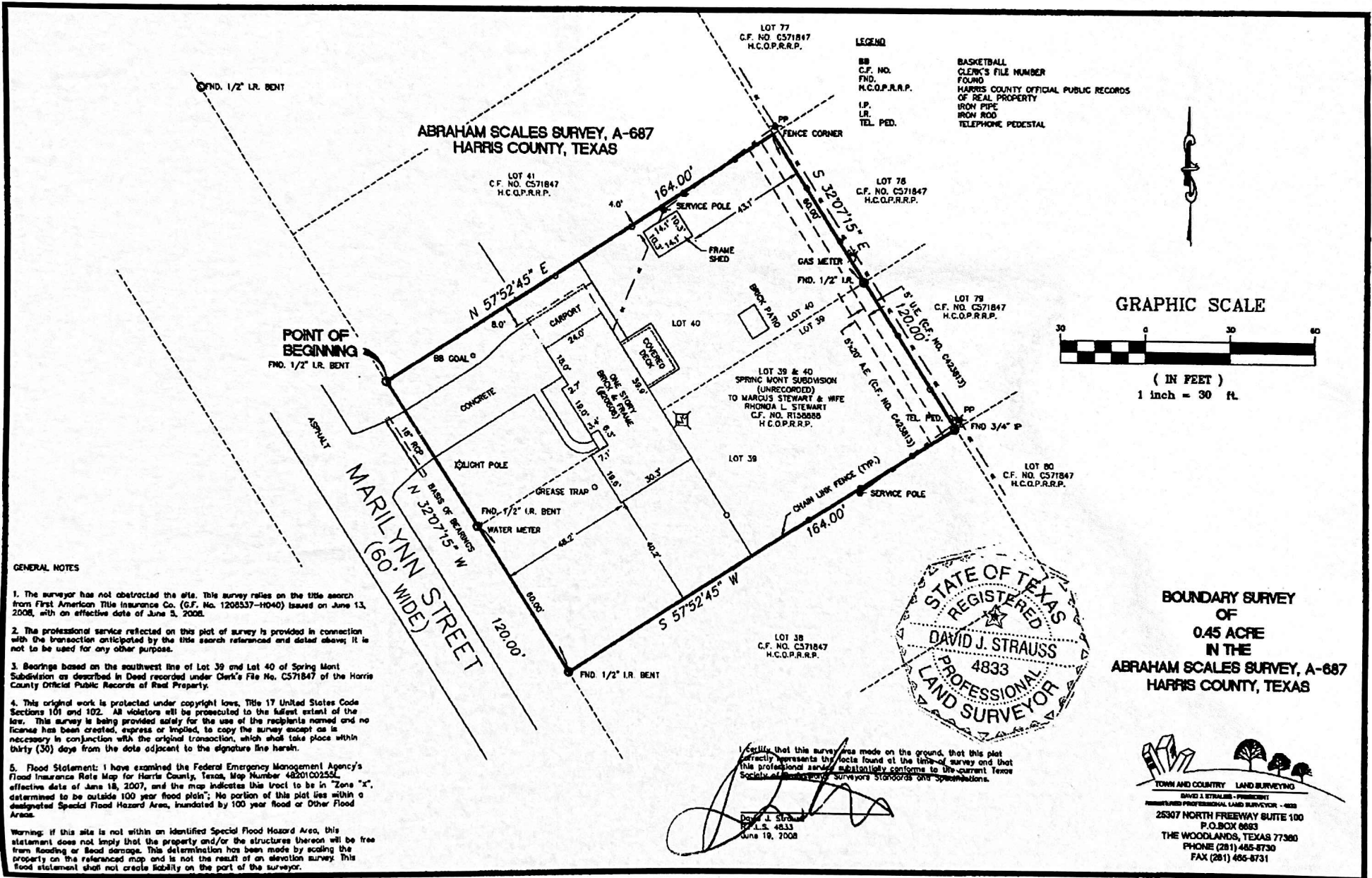
THENCE, South 57°52'45" West, 164.00 feet along the northwest line of said Lot 38, and the southeast line of said Lot 39 to a 1/2-inch iron rod bent in the northeast right-of-way line of said Marilyn Street, for the west corner of said Lot 38, and the south line of said Lot 39 and the herein described parcel;

THENCE, North 32°07'15" West, passing at a distance of 60.00 feet a 1/2-inch iron rod found bent for the west corner of said Lot 39, and the south line of said Lot 40, continuing for a total distance of 120.00 feet along the northeast right-of-way line of Marilyn Street (60 feet wide), and the southwest line of said Lot 39 and Lot 40 to the **POINT OF BEGINNING**, CONTAINING 0.45 acre (19,680 square feet) of land in Harris County, Texas.


David J. Strauss, R.P.L.S. 4833

Job No. 1650-0001





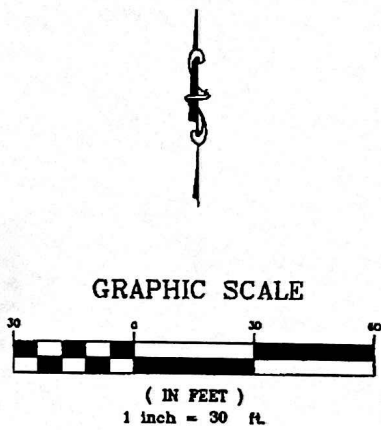
GENERAL NOTES

- The surveyor has not abstracted the title. This survey relies on the title search from First American Title Insurance Co. (G.F. No. 1206537-1040) issued on June 13, 2008, with an effective date of June 3, 2008.
- The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearings based on the southwest line of Lot 39 and Lot 40 of Spring Mont Subdivision as described in Deed recorded under Clerk's File No. C571847 of the Harris County Official Public Records of Real Property.
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement:** I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Harris County, Texas, Map Number 48201C0253L, effective date of June 18, 2007, and the map indicates this tract to be in "Zone X", determined to be outside 100 year flood plain; No portion of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.

Warning: If this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This Flood statement shall not create liability on the part of the surveyor.

LEGEND

BB C.F. NO. FND. H.C.O.P.R.R.P.
 I.P. I.R. TEL. PED.
 BASKETBALL CLERK'S FILE NUMBER FOUND HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 IRON PIPE IRON ROD TELEPHONIC PEDESTAL



BOUNDARY SURVEY OF 0.45 ACRE IN THE ABRAHAM SCALES SURVEY, A-687 HARRIS COUNTY, TEXAS

TOWN AND COUNTRY LAND SURVEYING
 DAVID J. STRAUSS - PRINCIPAL
 REGISTERED PROFESSIONAL LAND SURVEYOR - 4833
 25307 NORTH FREEWAY SUITE 100
 P.O. BOX 0683
 THE WOODLANDS, TEXAS 77380
 PHONE (281) 485-8730
 FAX (281) 485-8731

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

David J. Strauss
 P.L.S. 4833
 June 19, 2008