

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

Date: April 3, 2024

GF No. _____

Name of Affiant(s): Jennifer Clare Guinn

Address of Affiant: 3029 Wedgewood Bay Court, Spring, TX 77386

Description of Property: Wrights Landing at Legends Trace 03, Block 1, Lot 21

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."): Jennifer Clare Guinn

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.

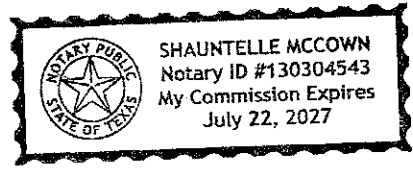
4. To the best of our actual knowledge and belief, since September 26, 2017 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary 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.

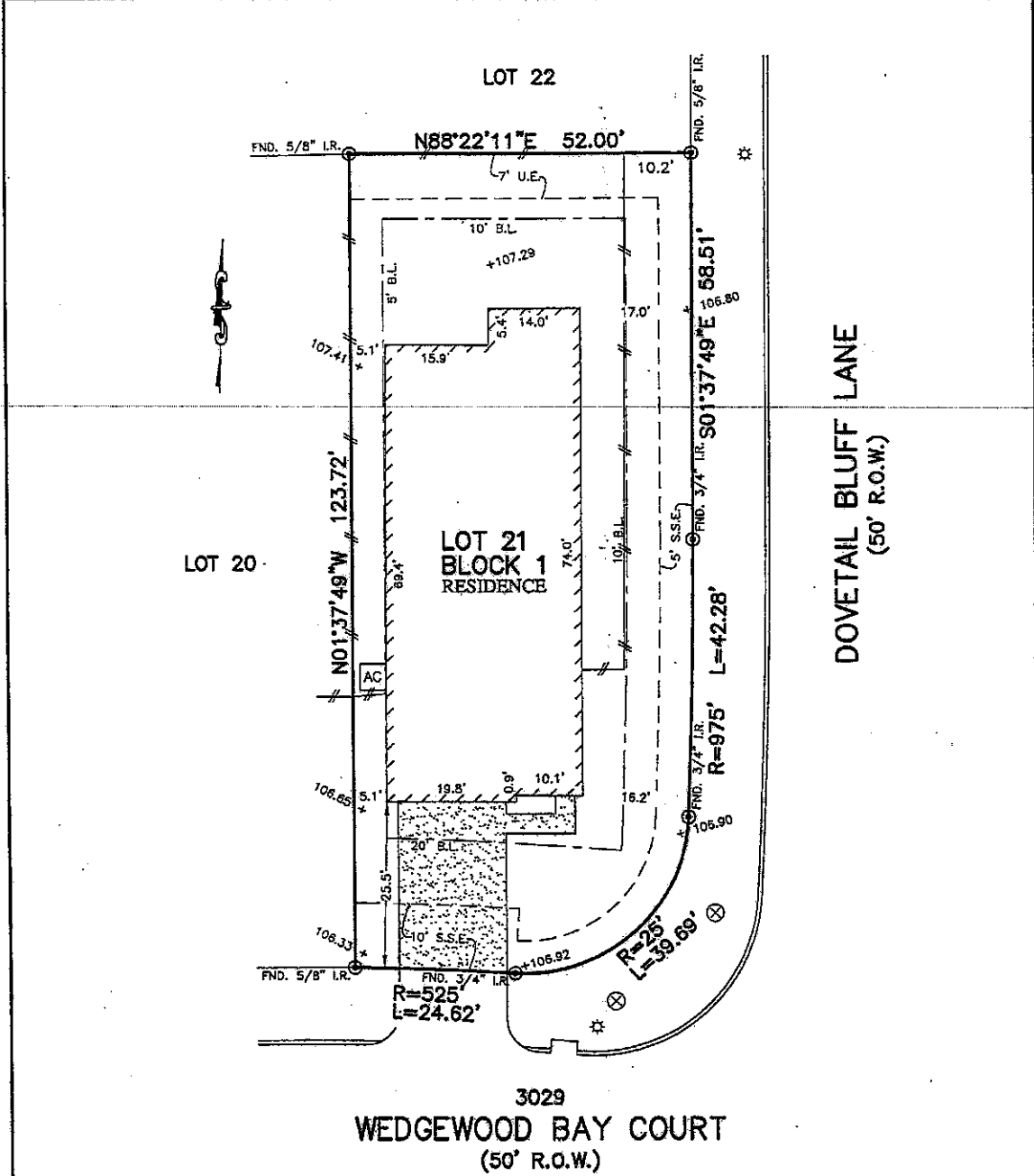
Jennifer Clare Guinn
Jennifer Clare Guinn



SWORN AND SUBSCRIBED this 3rd day of April, 2024

Shauntele McCown
Notary Public
Shauntele McCown
(TXR-1907) 02-01-2010

LEGEND	WOODEN FENCE	ELEV. ELEVATION	(B.G.) BUILDER GUIDELINES	INLET	ELECTRIC BOX	TELEPHONE PEDESTAL	PAD MOUNTED TRANSFORMER
WROUGHT IRON FENCE	T.O.F. TOP OF FORM	M.A.E. MAINTENANCE EASEMENT	RIGHT-OF-WAY	MANHOLE & INLET	CABLE PEDESTAL	FIRE HYDRANT	GRATE DRAIN
CHAIN LINK FENCE	F.F. FINISHED FLOOR	R.O.W. RIGHT-OF-WAY	STREET LIGHT EASEMENT	UTILITY VAULT	WATER METER	LIGHT POLE	GAS METER
OVERHEAD ELECTRIC	EXT. EXTENDED	S.L.E. STREET LIGHT EASEMENT	DRAINAGE EASEMENT	FND. FOUND	WATER VALVE	PROPERTY CORNER	MANHOLE
PROPERTY LINE	P.V. PRIVATE	D.E. DRAINAGE EASEMENT	E.E. ELECTRIC EASEMENT	FND. BLDG. BUILDING	WATER VALVE	PROPERTY CORNER	GUY ANCHOR
BUILDING LINE	CONC. CONCRETE	S.S.E. SANITARY SEWER EASEMENT	S.S.E. SANITARY SEWER EASEMENT	A.E. AERIAL EASEMENT	WATER VALVE	PROPERTY CORNER	POWER POLE
UTILITY EASEMENT	I.R. IRON ROD	STM.S.E. STORM SEWER EASEMENT					
EASEMENT	W.L.E. WATER LINE EASEMENT	LP. IRON PIPE					




- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1 SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE Co. UNDER G.F. No. 8812007071.
 3. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2017015032.

PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 48339CG54SG, EFFECTIVE DATE: 8/18/2014
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION.

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FOR: SETH JOHNSON
AND ERIN JOHNSON
ADDRESS: 3029 WEDGEWOOD
BAY COURT
ALLPOINTS JOB #HD138592DS
G.F. No:8812007071

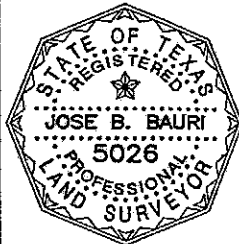


ALLPOINTS
SERVICES CORP
PHONE: 713-468-7707
T.B.P.L.S. No. 10122600

LOT 21, BLOCK 1,
WRIGHTS LANDING AT LEGENDS TRACE, SECTION 3,
CABINET Z, SHTS. 4445-4448, MAP RECORDS
MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 26TH
DAY OF SEPTEMBER, 2017.

Jose B. Bauri



ALLPOINTS SERVICES CORP. COMMERCIAL/BUILDER DIVISION 1515 WITTE ROAD HOUSTON, TEXAS 77080

Mark Douglas Johnson *Erin Johnson*