

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

Date: 03-05-2024 GF No. _____
Name of Affiant(s): Charles Brian and Sandra Boutte
Address of Affiant: 13214 Hawthorne Dr. Willis TX 77318
Description of Property: 13214 Hawthorne Drive, Willis, TX 77318
County Montgomery County, 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:

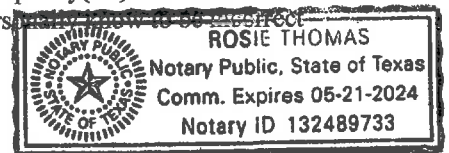
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 2-28-2018 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): boat dock structure rebuilt, circular driveway added, paver walkway added, chain link fence removed, iron fence built, concrete area removed.

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. (all indicated on survey)

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.

Sandra Boutte



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

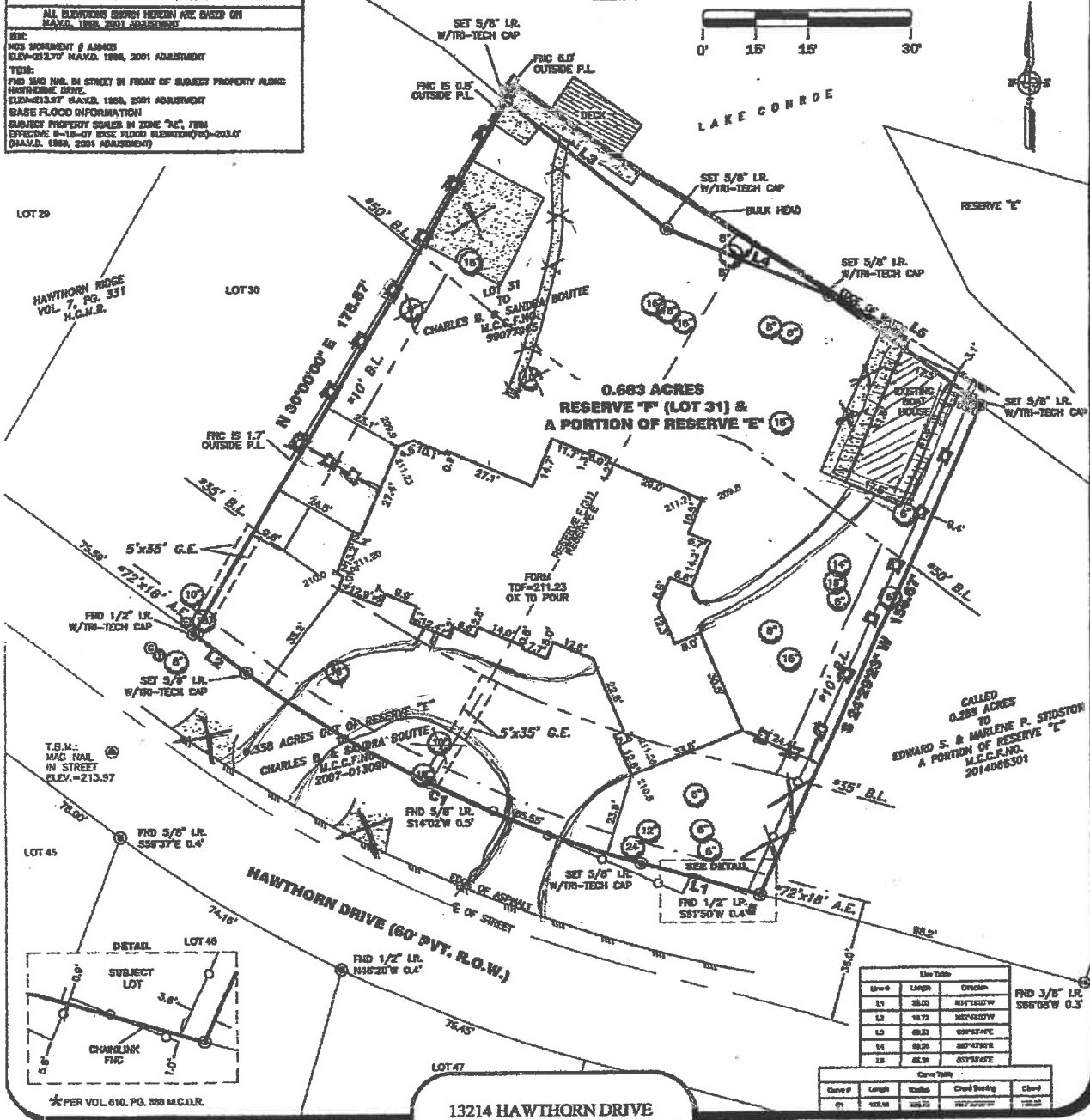
[Signature]
Notary Public

(TXR 1907) 02-01-2010

LEGEND

GRATE INLET	LIGHT STANDARD	IRON FENCE	POWER POLE	CONCRETE	CONTRACTING MONUMENT (10'-21'-17')	OHU = OVERHEAD UTILITIES	BL = BUILDING LINE	FRD = FOUND
SIGN	WATER VALVE	WOOD FENCE	GUY ANCHOR	COVERED	CHAIN LINK FENCE	UE = UTILITY EASEMENT	PL = BOUNDARY LINE	LR = IRON ROD
MANHOLE	CLEAN OUT	POWER LINE	WATER METER	TREE WITH SIZE	FIRE HYDRANT	AE = AERIAL EASEMENT	PP = POWER POLE	IP = IRON PIPE
BOLLARD	SANITARY MANHOLE	STORM MANHOLE	ELECTRIC BOX			WLE = WATER LINE EASEMENT	MH = MANHOLE	FNC = FENCE
						STM MH = STORM SEWER MANHOLE	G.E. = GUY EASEMENT	R.C.P. = REINFORCED CONCRETE PIPE
						SAN MH = SANITARY SEWER MANHOLE	P.V.C. = POLYVINYL CHLORIDE PIPE	

COMMON ABBREVIATIONS



13214 HAWTHORN DRIVE
WILLIS, MONTGOMERY COUNTY, TEXAS 77318

NOTES

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- DIVERT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
- RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER VOL. 7, PG. 331 M.C.M.R.; VOL. 618, PG. 338 VOL. 624, PG. 338 VOL. 674, PG. 364 M.C.C.F.N.O. 4753203, 2008-147178, 2008-147179, 2007-07034, 201202278, 201202447, 201202453, 201202454, 201202455.
- ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNERS/PLATERS.
- BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING JURISDICTIONS PRIOR TO PLANNING OR CONSTRUCTION.
- MINIMAL FINISH FLOOR REQUIREMENTS IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHAEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNERS/PLATERS MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
- TREE SPECIES OF KNOWING WERE IDENTIFIED BY A SURVEY CREW AT THE TIME OF SURVEY TO THE BEST OF OUR ABILITIES. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR FINAL DETERMINATION AND VERIFICATION OF SPECIES.

FLOOD INFORMATION

F.I.R.M. NO. 26329C PANEL: 12229
REVISED DATE 04-15-18 ZONE: 7A-2

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

NO.	DATE	REASON	BY
1	10-17-17	ADD MISSING TREES	CAPELLA
2	07-11-18	FORM SURVEY	IA COX
3	02-24-18	CLOSED FORM FORM 2	M. COX

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to law and/or deed, and/or recorded hereon.

THIS SURVEY IS VALID FOR THE TERRITORY ONLY.
© 2018, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS REGISTERED PROFESSIONAL SURVEYOR
DANIEL S. SULLIVAN
5820

2-28-18

TRI-TECH SURVEYING COMPANY, L.P.
10401 WEST OFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
www.tritechtx.com TRFLS #10115900

FORM SURVEY

LOT: Q11 RESERVE E & A PORTION OF RESERVE E
BLOCK: NA
SUBDIVISION: HAWTHORN RIDGE
RECORDING: VOL. 7, PG. 331
BORROWER: M&P REALTY/MONTGOMERY COUNTY, TEXAS
TITLE CO.: CHARLES ROUTE & CANCRA ROUTE
G.F. NO.: FORTY HAWTHORN TITLE INSURANCE COMPANY
SURVEYED FOR: PARTNERS IN BUILDING

JOB NO.: 87552-JT
ENGINEER: STACY GALE BY: M. COX
DRAWN BY: CAPELLA
CHECKED BY: D. SULLIVAN
SEARCHED BASE: REFERRED TO PLAT NORTH
FIELD CREW (A): M. CARLI
FIELD CREW (B): S. STEPHENSON
FIELD DATE: 07-27-17
COGO VER: A262K CSD 2018

Received Colleen Bonita 2/12/18 Land in Bonita