

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

Date: November 2, 2023

GF No. _____

Name of Affiant(s): 87 Olmstead Row LLC,

Address of Affiant: 87 Olmstead Row, The Woodlands, TX 77380

Description of Property: Lot 5, Block 1, The Villas

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.):

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 9/4/2019 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

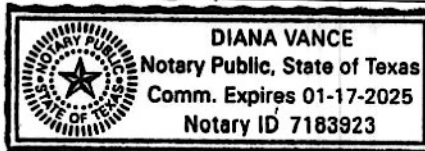
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

[Signature]
352A0B742E08400
87 Olmstead Row LLC

SWORN AND SUBSCRIBED this 11th day of November, 2023

Notary Public
Diana Vance
(TXR-1907) 02-01-2010



X
WA

Handwritten signature

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5° 22' 21"	380.52'	35.68'	17.85'	35.67'	S 41° 33' 43" W
C 2	5° 24' 26"	510.52'	48.18'	24.11'	48.16'	N 41° 27' 36" E

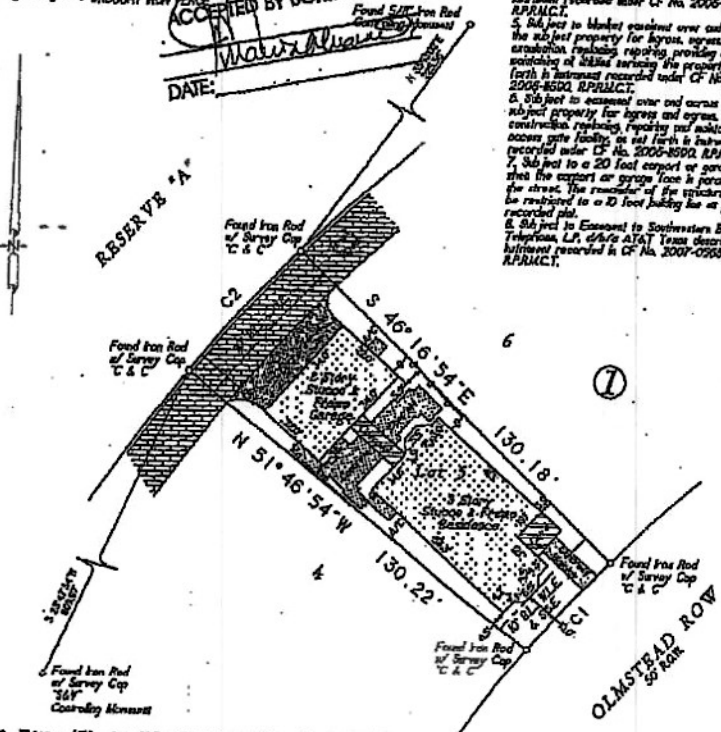
This property lies within ZONE X as SCALED from FEMA Map Panel Number 483900540-F dated December 12, 1950.

This description is made strictly according to the FEMA Map and does not reflect actual on ground flood conditions. Furthermore, the company takes no responsibility for such.

BL - BURIAL LINE
W.L. - WATER LINE EASEMENT
S.S.E. - STORM SEWER EASEMENT
- - - BROUGHT IRON ROD

SURVEY EXAMINED AND ACCEPTED BY BORROWERS
Matthew Alvarado

DATE: _____

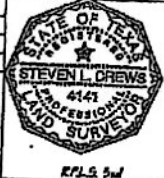


- Notes
1. Base of bearings recorded plat.
 2. Easements and holding lines or lines are as recorded in Cabinet X, Sheet 20, R.P.R.M.C.T. and as reflected on the recorded plat or as set forth in instruments recorded under CF No. 034854 and CF No. 2001-0308, R.P.R.M.C.T.
 3. Subject to easement in favor of the five Homeowners Association, Inc. as set forth in instrument recorded under CF No. 2005-0588, R.P.R.M.C.T.
 4. Subject to private utility easements in favor of the five Homeowners Association, Inc. as set forth in instrument recorded under CF No. 2005-0588, R.P.R.M.C.T.
 5. Subject to blanket easement over and across the subject property for ingress and egress, installation, construction, repairing, providing and maintaining of utilities serving the property, as set forth in instrument recorded under CF No. 2005-0500, R.P.R.M.C.T.
 6. Subject to easement over and across the subject property for ingress and egress, installation, construction, repairing, providing and maintaining access, utility facility, as set forth in instrument recorded under CF No. 2005-0500, R.P.R.M.C.T.
 7. Subject to a 20 foot easement or garage setback from the exterior or garage face is parallel to the street. The remainder of the structure shall be restricted to a 10 foot building line as per the recorded plat.
 8. Subject to Easement to Southwestern Bell Telephone, L.P. d/b/a AT&T, Texas described in instrument recorded in CF No. 2001-02633, R.P.R.M.C.T.

Lot Five (5), in Block One (1), of THE VILLAS, A PARTIAL REPLAT OF EAST SHORE, SECTION THREE (3), RESERVE "B" AND "H", being 2.974 acres of land out of the John Taylor Survey, Abstract 547, and being a Replat of Reserves "B" and "H" of The Woodlands, VILLAGE OF OROGAN'S MILL LAKE WOODLANDS EAST SHORE, SEC. 3, according to the map or plat thereof, recorded in Cabinet Z, Sheet 46L, of the Map Records of Montgomery County, Texas.

Date: September 4, 2010
 Job No. 09-0175
 Address: 67 GARDNER ROW
 City: Spring, Texas

C & C Surveying, Inc.
 7434 P.M. 1491, Suite A, Magnolia, Texas 77054
 Offices: 281-439-4377 Mobile: 281-316-3172
 Fax: 281-436-0315



Watched by Vanguard Title
 Clerk: Joseph Alexander and Theresa Alexander

I HEREBY CERTIFY THIS SURVEY WAS MADE IN THE FIELD AND THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS FOUND BY ME. THIS IS SURVEY WAS MADE BY THE PROFESSIONAL SURVEYOR TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTIES FOR A CERTAIN PERIOD OF TIME. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTIES FOR A CERTAIN PERIOD OF TIME.

Steven L. Crews
 Steven L. Crews A.P.L.E. # 4143