

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

Date: February 8, 2024

GF No. _____

Name of Affiant(s): Marcus Hayes, Amanda Hayes

Address of Affiant: 229 S Chaparral Bend Drive, Montgomery, TX 77316

Description of Property: S965240 - WOODFOREST 40, BLOCK 1, LOT 7

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 February 22, 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.



2/8/2024 4:17:09 PM GMT
Authentisign

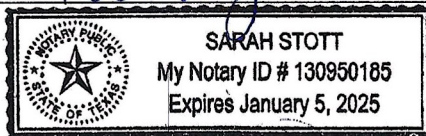


2/8/2024 6:54:19 PM GMT

SWORN AND SUBSCRIBED this 8th day of February, 2024



Notary Public



(TXR-1907) 02-01-2010

GF NO. 70644-GAT84 GREAT AMERICAN TITLE
 ADDRESS: 229 SOUTH CHAPARRAL BEND DRIVE
 MONTGOMERY, TEXAS 77316
 BORROWER: NATHANIEL C. FOUNTAIN AND
 MEREDITH FOUNTAIN

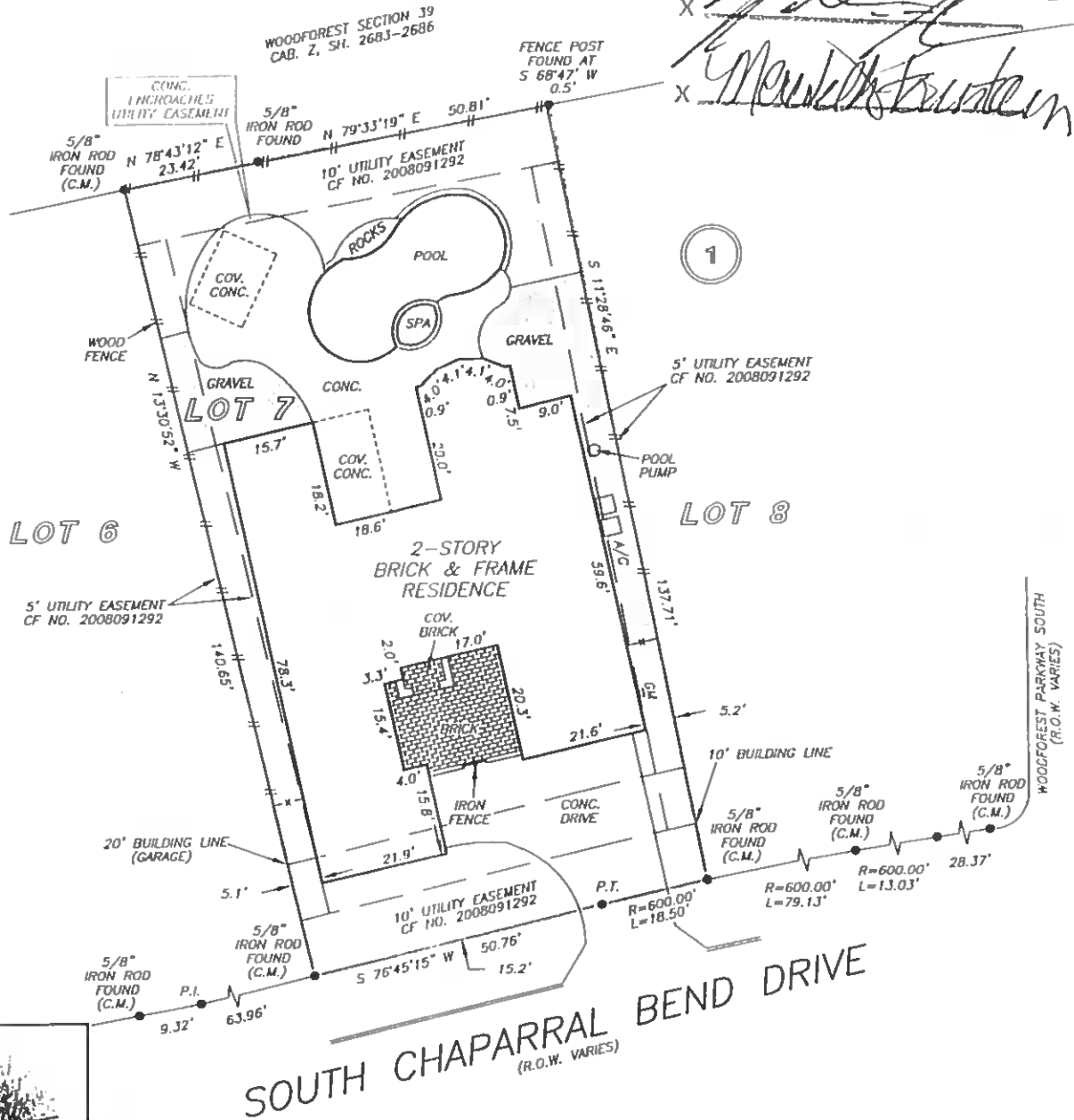
LOT 7, BLOCK 1 WOODFOREST SECTION 40

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN CABINET Z, SHEET 2978 OF THE PLAT
 RECORDS OF MONTGOMERY COUNTY, TEXAS

SURVEY REVIEWED & ACCEPTED

SCALE: 1" = 30'

[Signature]
 Nathaniel C. Fountain



NOTE: SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS LISTED IN SCHEDULE B, ITEM 10-A OF THE HEREIN REFERENCED TITLE COMMITMENT.
 NOTE: SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS LISTED IN SCHEDULE B, ITEM 11-E OF THE HEREIN REFERENCED TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0370 G MAP REVISION: 08/18/2014
 ZONE: X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

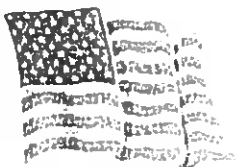
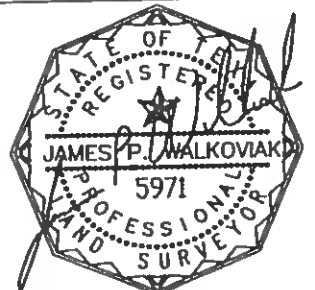
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CAB. Z, SHEET 2978, M.C.M.R.

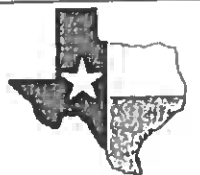
DRAWN BY: AC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 19-01251
 FEBRUARY 22, 2019



GREAT AMERICAN
 TITLE COMPANY
 ERIEN ALEXANDER
 281-475-4900



PRECISION
 surveyors

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 950 HURDLAND DRIVE SUITE 300 HOUSTON, TEXAS 77029 1277 NE LOOP 419 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10065700