

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

Date: 4/30/24 GF No. _____

Name of Affiant(s): Joseph Smart Jr. Shelley Smart

Address of Affiant: 10469 Valley Dr. N. Willis, TX 77318

Description of Property: Hawthorn Ridge Lot #60
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.")
owners: Joseph Smart Jr. + Shelley Smart

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 4/2/11 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.

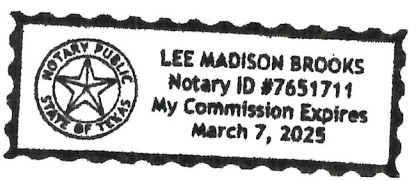
EXCEPT for the following (If None, Insert "None" Below): deck

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.

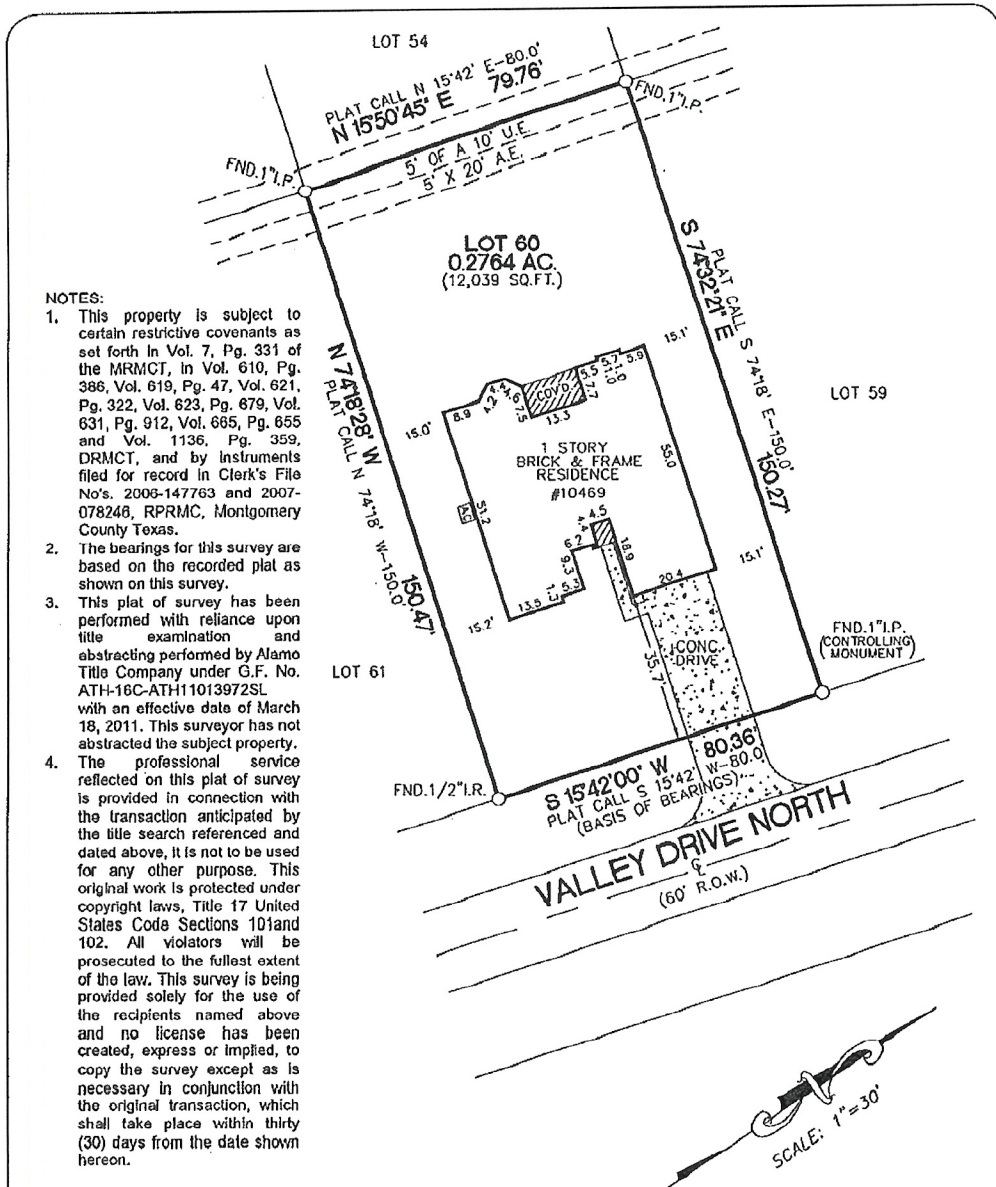
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Shelley Smart

Joe



SWORN AND SUBSCRIBED this 30th day of April, 2024
Lee Brooks
Notary Public



- NOTES:
- This property is subject to certain restrictive covenants as set forth in Vol. 7, Pg. 331 of the MRMCT, in Vol. 610, Pg. 386, Vol. 619, Pg. 47, Vol. 621, Pg. 322, Vol. 623, Pg. 679, Vol. 631, Pg. 912, Vol. 665, Pg. 655 and Vol. 1136, Pg. 359, DRMCT, and by instruments filed for record in Clerk's File No's. 2006-147763 and 2007-078248, RPRMC, Montgomery County Texas.
 - The bearings for this survey are based on the recorded plat as shown on this survey.
 - This plat of survey has been performed with reliance upon title examination and abstracting performed by Alamo Title Company under G.F. No. ATH-16C-ATH11013972SL with an effective date of March 18, 2011. This surveyor has not abstracted the subject property.
 - 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. 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 above 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 shown hereon.

JOB NO. 07-00845C	KEY MAP 1265	SUBDIVISION: HAWTHORN RIDGE		
LOT: 60	RECORDATION: VOL. 7, PG. 331 MRMCT			
ADDRESS: 10469 VALLEY DRIVE NORTH CONROE, TEXAS 77318		COUNTY: MONTGOMERY	STATE: TEXAS	
FINAL SURVEY				
PURCHASER: JOSEPH SMART AND SHELLEY SMART		TO: Alamo Title Company & SWBC Mortgage		
TITLE CO.: ALAMO TITLE COMPANY		We, NorthStar Surveying, acting by and through Michael Gleason, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this survey and professional service substantially conforms to the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey.		
LENDER: SWBC MORTGAGE	GF No. ATH-16C-ATH11013972SL			
FIELD WORK: F.W.T. 04/01/11	DRAFTED BY: F.W.T. 04/02/11			CHECKED BY: M.G. 04/02/11
NorthStar Surveying 1938 Old River Road Montgomery, Texas 77356 (281) 935-7708 Direct (281) 528-8604 Fax northstarsurveying@sbcglobal.net				
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