

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

Date: May 13, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): Darrylin Mollath,

Address of Affiant: 3210 Piedra Ln., Santa Rosa, CA 95409

Description of Property: Woodlands Village Cochrans Crossing, Section 52, Block 1, Lot 12

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.

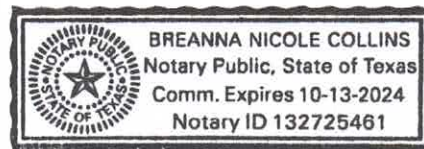
4. To the best of our actual knowledge and belief, since April 9, 1997 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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

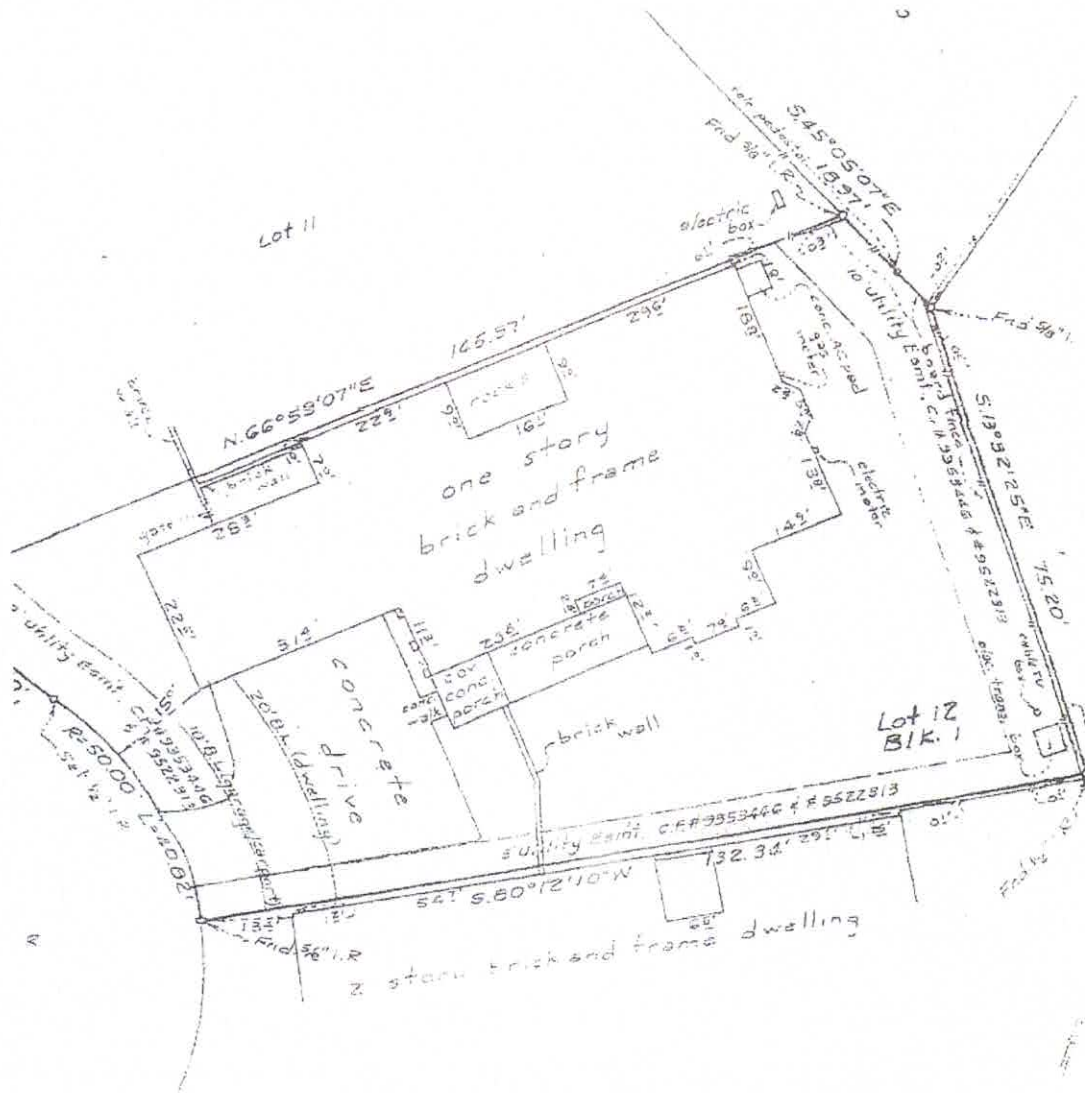
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Darrylin J. Mollath,



SWORN AND SUBSCRIBED this 13<sup>th</sup> day of May, 2024  
Breanna N. Collins  
Notary Public



LAND TITLE SURVEY  
 LOT 12, BLOCK 1  
 THE WOODLANDS, VILLAGE OF COCHRAN'S CROSSING, SECTION 52  
 A SUBDIVISION IN THE WOODLANDS  
 MONTGOMERY COUNTY, TEXAS REF. Cabinet H. Sheet 90B. Map Records.  
 Scale: 1" = 20' Date: April 9, 1997  
 Address: 10 Highland Green Place, The Woodlands, Texas 77381  
 This property as graphically shown on F.E.M.A. Map#4833900520F dated 12/19/1995,  
 lies in flood zone "X unshaded".

I, Bruce A. Kilgore and Marshz G. Kilgore, Exh. Insitively,  
 I hereby certify that this survey was made on the ground, and that this plat represents the facts found at the time  
 of our survey and that our professional service substantially conforms to the current Texas Society of Professional  
 Surveyors Standards and specifications for a 1-3 Condition III Survey. I  
 further certify that there are no visible encroachments on this property at this time and that all visible improve-  
 ments, if any, lie within the boundary lines except as noted.

*Robert E. Maddox, Jr.*  
 Robert E. Maddox, Jr.