

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

Date: 4-6-24

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

Name of Affiant(s): Paul Avendano, Morgan Utesch

Address of Affiant: 2107 Rosewood Pines Lane, Pinehurst, TX 77362

Description of Property: Lot 7, Block 1, Woodtrace, Sec. 15

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 \_\_\_\_\_ 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

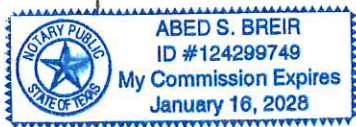
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Morgan Utesch  
Paul Avendano

SWORN AND SUBSCRIBED this 6<sup>th</sup> day of April, 2024

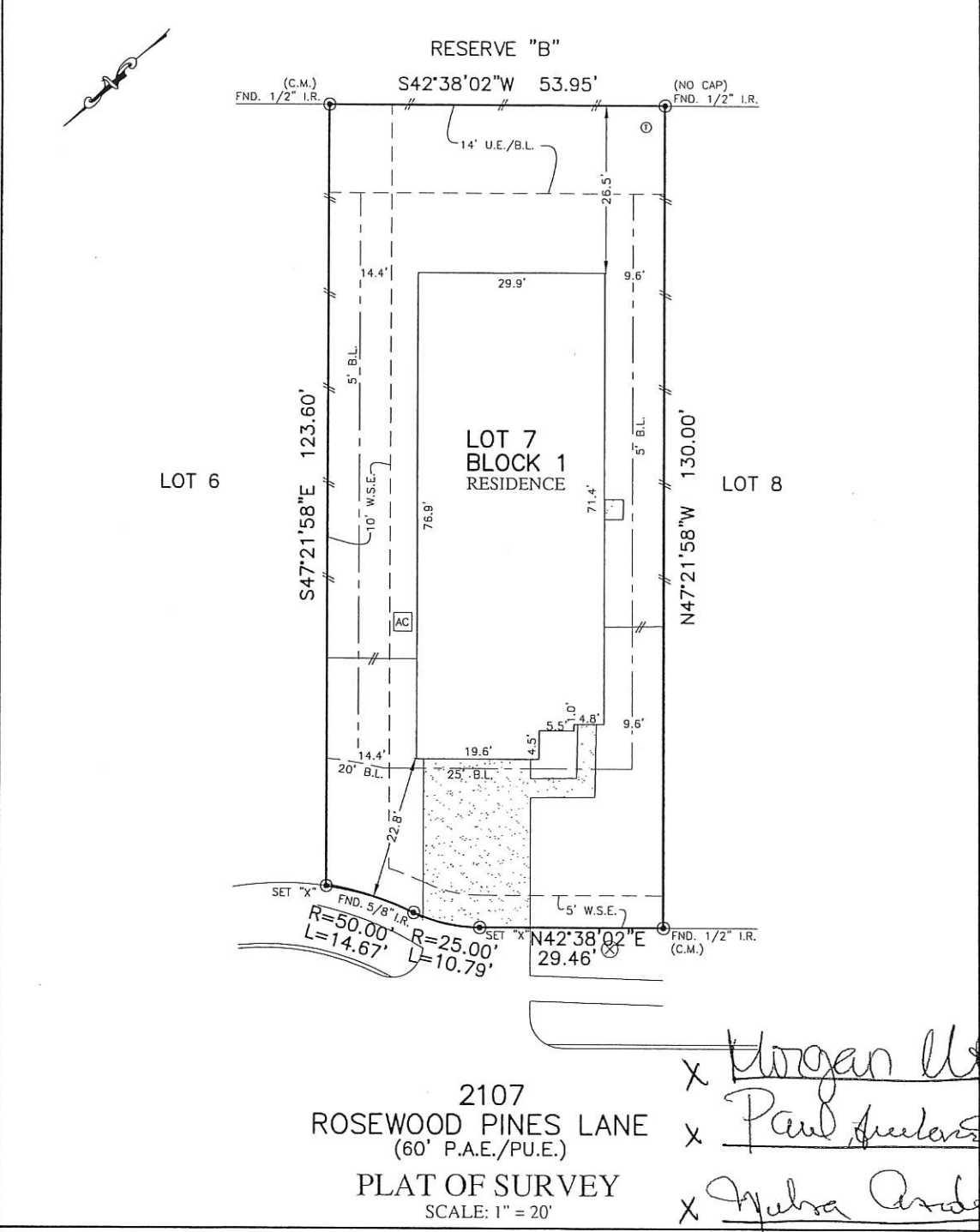
Notary Public Abel S. Breir



(TXR-1907) 02-01-2010



FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRUDGE EASEMENT	⊕ ELECTRIC BOX	⊕ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊕ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	⊕ WATER VALVE	⊕ TELEPHONE PEDESTAL	⊕ GAS METER
WOODEN FENCE	EXT. EXTENDED	P.A.E. PERMANENT ACCESS EASEMENT	⊕ FIRE HYDRANT	⊕ CABLE PEDESTAL	⊕ WATER METER
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PUBLIC UTILITY EASEMENT	⊕ MONUMENT	⊕ GUY ANCHOR	⊕ MANHOLE & INLET
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE I.R. IRON ROD	⊕ POWER POLE		
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	F.N.D. FOUND I.P. IRON PIPE			



NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
 3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY"  
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "LJA" UNLESS OTHERWISE NOTED.  
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY LENNAR TITLE INSURANCE Co. UNDER G.F. No. 114628-011752.  
 6. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 202180049.

FOR: MORGAN BETH UTESCH, PAUL AVENDANO AND MELVA AVENDANO  
 ADDRESS: 2107 ROSEWOOD PINES LANE  
 ALLPOINTS JOB#: LH259337 BY: CBG  
 G.F.: 114628-011752  
 JOB:

LOT 7, BLOCK 1,  
 WOODTRACE, SECTION 15,  
 CAB. Z, SHEET 7353, MAP RECORDS,  
 MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 15TH DAY OF DECEMBER, 2021.



FLOOD ZONE: X  
 COMMUNITY PANEL:  
 48339C0495G  
 EFFECTIVE DATE: 8/18/2014  
 LOMR: 15-06-4246P | DATE: 9/14/2016  
 THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.