

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

Date: MAY 22, 2024 GF No. _____
Name of Affiant(s): WILLIAM A. DAMBROVA & JANET R. DAMBROVA
Address of Affiant: 12965 POINT DRIVE WILLIS, TX 77318
Description of Property: LOT 58 Block 2 CONROE BAY, MONTGOMERY
County: WILLIS, 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 03-01-2018 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.

William A. Dambrova
Janet R. Dambrova

SWORN AND SUBSCRIBED this 22 day of May, 2024.

Andreanna Sherman
Notary Public

(TXR 1907) 02-01-2010



FINAL
 FOR JON RICHESD

PLEASE NOTE: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1999, CHAPTER 137A, SUBCHAPTER 137A.001, AND THE RULES OF PROFESSIONAL CONDUCT, CHAPTER 137A.002, OF THE TEXAS NATURAL RESOURCES CODE. THIS SURVEY IS SUBJECT TO THE PROVISIONS OF THE SURVEYING ACT OF 1999, CHAPTER 137A, SUBCHAPTER 137A.001, AND THE RULES OF PROFESSIONAL CONDUCT, CHAPTER 137A.002, OF THE TEXAS NATURAL RESOURCES CODE.

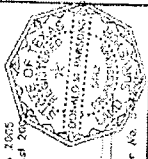
Record date as shown hereon was relied upon to part and record from a Commitment for Title Insurance issued by State Guaranty Title Insurance Company, Texas, according to the map Record of Mortgage County, Texas.

The Subject tract(s) as shown hereon is subject to the following restrictive covenants of record: Cabinet 137A of the Map Records of Montgomery County, Texas.

Tract shown hereon is located in ZONE X, 60 days outside the 300-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map No. 13320 0210 F effective 12/19/95. A portion of the subject tract is located in the Lake Conroe Shoreline may lie within the 100-year flood plain.

I hereby certify that this survey was made and drawn under my supervision and that this drawing conforms to the requirements of the laws of the State of Texas.

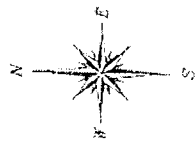
Date of Survey: 02 May 2015
 Final Survey: 03 June 2015
 Final Survey: 11 August 2015



Jon Richesd
 Registered Professional Land Surveyor No. 1374

LAKE POINT DRIVE
 (60' R.O.W.)

WAD JRD



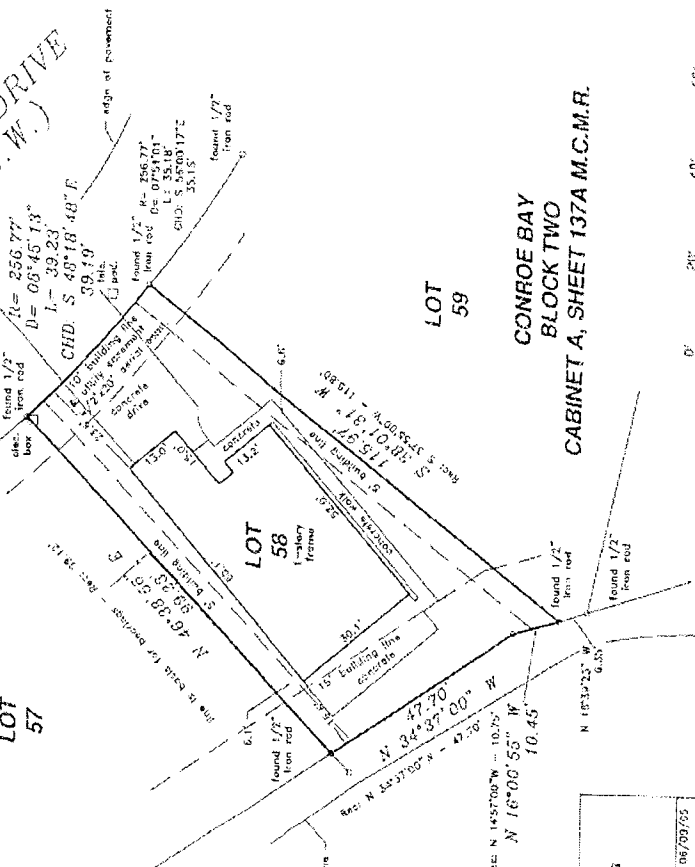
LOT 57

LOT 58

LOT 59

CONROE BAY
 BLOCK TWO
 CABINET A, SHEET 137A M.C.M.R.

LAKE
 CONROE



TEXAS PROFESSIONAL SURVEYING 3008 R. FRAZIER STREET, STE A COMMERCE, TEXAS 77220 (817) 356-1417 FAX (817) 356-7448		DRAWING DATE: 06/09/15 DRAWN BY: JWR CHECKED BY: JWR
PROJECT NO: 1374	MAP NO: 984	DATE: 06/09/15