

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

Date: 5/7/24

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

Name of Affiant(s): JARED B CRUMM, MORGAN CRUMM

Address of Affiant: 27946 MADISON BEND DR, SPRING, TX 77386

Description of Property: S571100-HARMONY CENTRAL SECTOR 01, BLOCK 1, LOT 47

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 Sept. 14, 2016 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

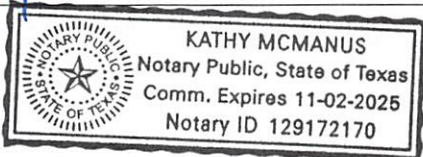
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]  
\_\_\_\_\_  
Morgan

SWORN AND SUBSCRIBED this 7<sup>th</sup> day of May, 2024

[Signature]  
\_\_\_\_\_  
Notary Public



(TXR-1907) 02-01-2010

**\*CITY ORDINANCES**  
**\*\*RESTRICTIVE COVENANTS**  
**\*\*\*BUILDER GUIDELINES**

WIRE FENCE — X —  
CHAIN LINK FENCE — O —  
IRON FENCE — I —  
WOOD FENCE — // —  
OVERHEAD UTILITIES — U —

BL = BUILDING LINE  
PL = PROPERTY LINE  
UE = UTILITY EASEMENT  
AE = AERIAL EASEMENT  
MH = MANHOLE  
FNC = FENCE  
BUILDING LINE  
ESMT LINE  
AERIAL ESMT

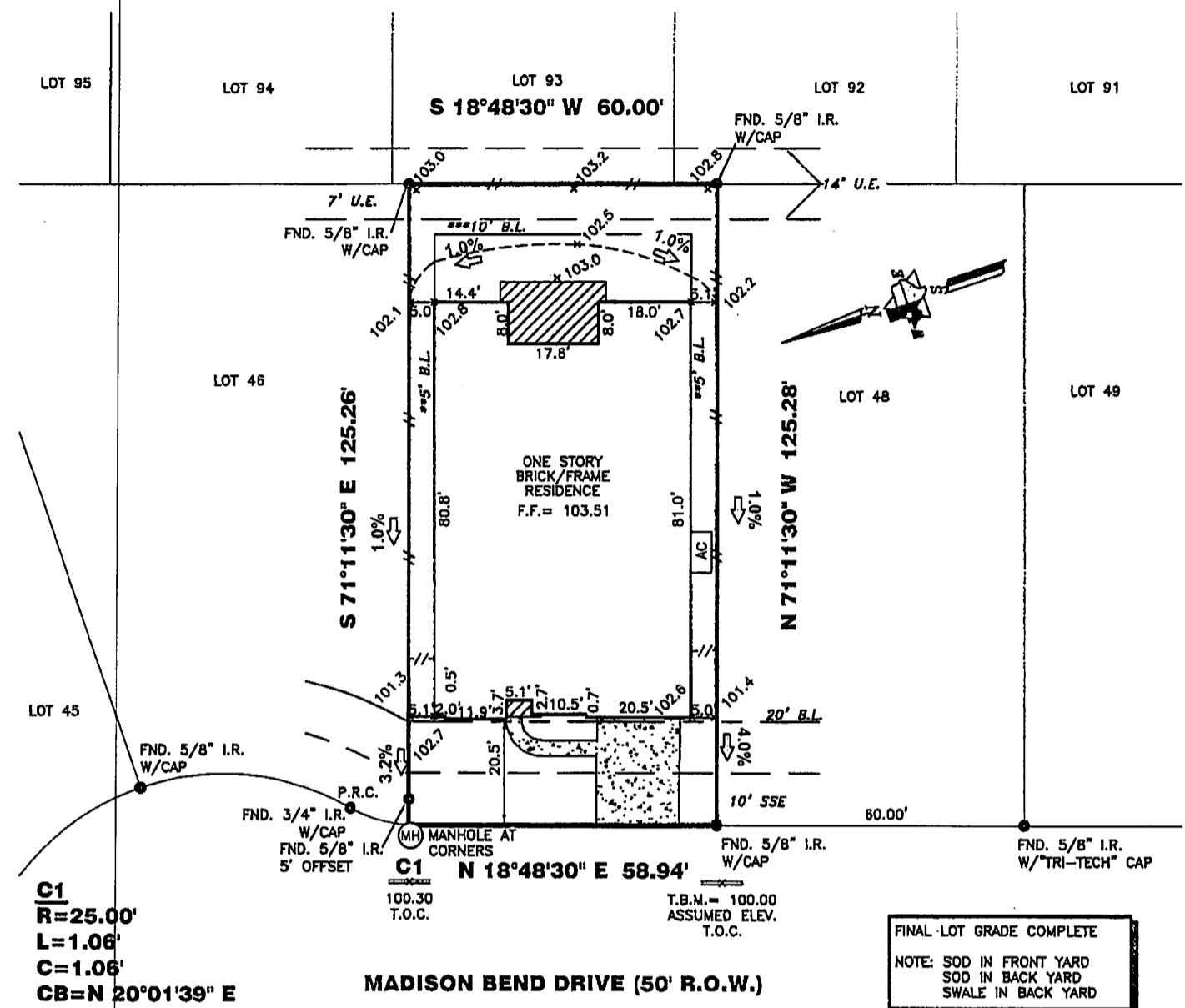
I.R. = IRON ROD  
I.P. = IRON PIPE  
PUE = PUBLIC UTILITY ESMT.  
PAE = PERMANENT ACCESS ESMT.  
MUE = MUNICIPAL UTILITY ESMT.  
SSE = SANITARY SEWER ESMT.  
WLE = WATERLINE EASEMENT  
ROW = RIGHT OF WAY  
FND = FOUND

**LEGEND**

CONCRETE  
COVERED  
SOD

ELECT. BOX  
A/C PAD  
FIRE HYDRANT  
LIGHT STANDARD  
UTILITY POLE  
MANHOLE  
WATER METER  
UTIL. PEDESTAL

15' 15' 30'  
SCALE 1"=30'



**FINAL LOT GRADE COMPLETE**  
NOTE: SOD IN FRONT YARD  
SOD IN BACK YARD  
SWALE IN BACK YARD

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

**27946 MADISON BEND DRIVE**

**PROPERTY INFORMATION**

LOT 47 BLOCK 1

SUBDIVISION:  
HARMONY CENTRAL SECTOR, SEC 1

RECORDING INFO:  
CABINET Z, SHEETS 3312-3317, MAP RECORDS MONTGOMERY COUNTY, TEXAS

BORROWER:  
JARED B. CRUMM AND MORGAN CRUMM

TITLE CO.  
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD  
G.F.# CTH-VP-CTT16664150MG

SURVEYED FOR: PERRY HOMES, LLC  
G.F. DATE: 08-09-16

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y26940-16  
CLIENT JOB NO: 562091  
DRAWN BY: SV  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD DATE: 03-30-16

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0685G  
REVISED DATE: 08-18-14 ZONE: X-SHADED

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "COTTON SURVEYING". UNLESS OTHERWISE NOTED.

SUBJECT TO DRAINAGE EASEMENT COMPRISED OF A 15' STRIP OF LAND ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, PAGE 3312-3317, M.R.M.C.TX., M.C.C. FILE NOS. 200804728, 2008013642, 2008055527, 2008100949, 2010051789, 2010051790, 2012118157, 2013087248, 2014081358, 2015028244, 2015048959

C.O.H. ORDINANCE 85-1978 PER H.C.C.F. # N-253896 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-282.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

**REVISIONS**

NO.	DATE	REASON	BY
1	03-30-16	FORM SURVEY	SV
2	06-03-16	FINAL SURVEY	NR
3	09-08-16	ADD BUYER NAME	MDOB

**TRI-TECH SURVEYING COMPANY, L.P.**

WWW.SURVEYINGCOMPANY.COM  
10401 Westoffice Drive Phone: (713) 667-0800  
Houston Texas, 77042 Fax: (713) 667-4610  
FIRM REG. NUMBER 10115900

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE

© 2010, TRI-TECH SURVEYING COMPANY, L.P.

**LISA DOBROWSKI**  
6544  
PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION