

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

Date: 3-21-23

GF No. _____

Name of Affiant(s): WILLIAM E DESPAIN, RHONDA L DESPAIN

Address of Affiant: 24009 PACK SADDLE TRAIL, NEW CANEY, TX 77357

Description of Property: NORTHCREST RANCH 01, BLOCK 1, LOT 12, 13 ACRES 24.5

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 3-21-23 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.

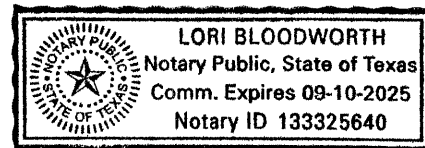
EXCEPT for the following (If None, Insert "None" Below:) NONE

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 E. Despain
WILLIAM E DESPAIN

Rhonda L. Despain
RHONDA L DESPAIN

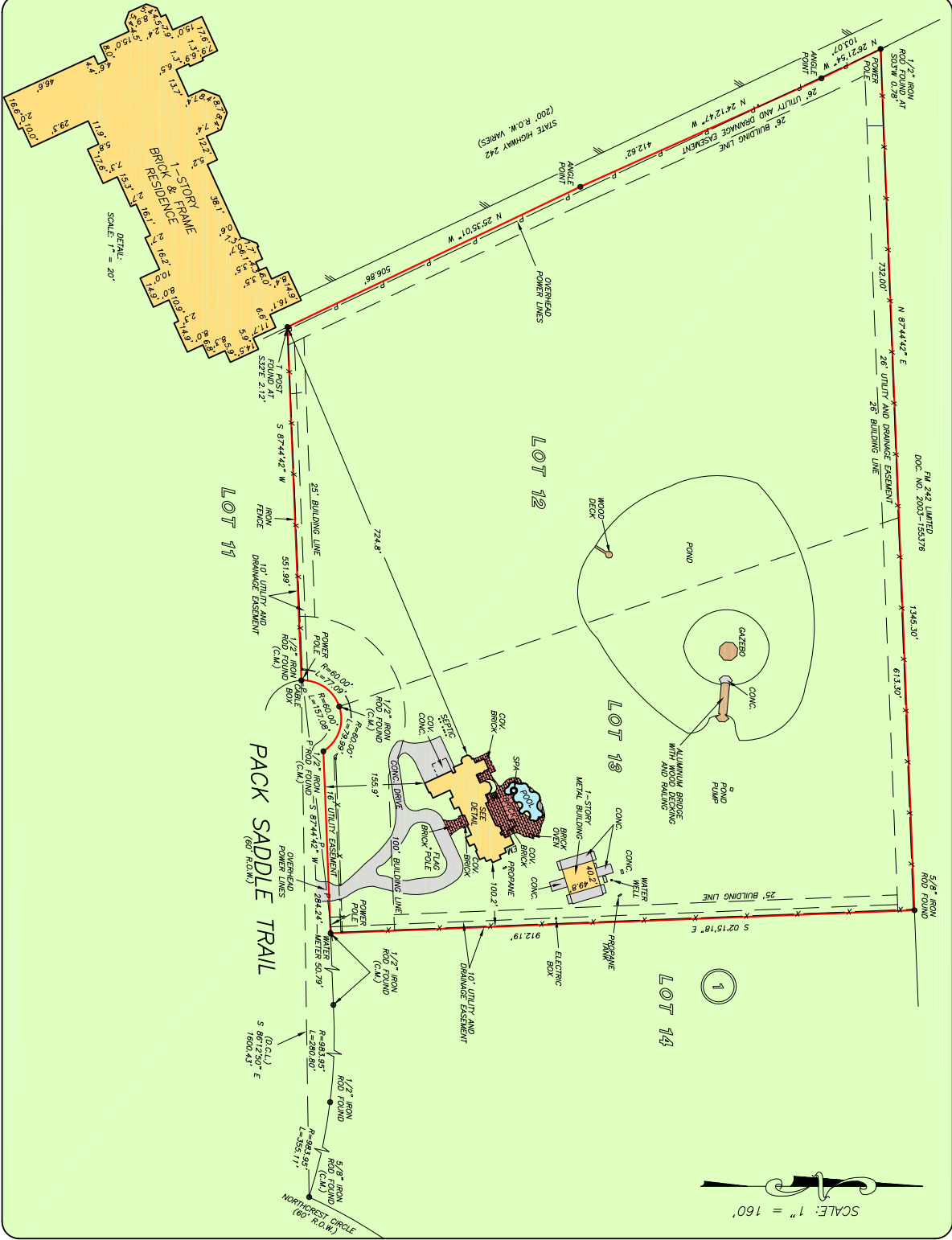


SWORN AND SUBSCRIBED this 21st day of March, 2023
Lori Bloodworth
Notary Public



PRECISION
surveyors

281-496-1586 FAX 281-496-1967
950 THEBONNEVILLE STREET SUITE 150 HOUSTON, TEXAS 77079 1277 MC LOON 410 SUITE 600 SAN ANTONIO, TEXAS 78217
1-800-LANDSURVEY www.precisionsurveyors.com
FIRM NO. 10063700



SCALE: 1" = 160'

ADDRESS: 24009 PACK SADDLE TRAIL
NEW CANEY, TEXAS 77357
ORDERED BY: BILL DESPAIN

**LOTS 12 AND 13, BLOCK 1
NORTHCREST REANCH, SECTION 1**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN CABINET 14, SHEETS 55-56 OF THE MAP RECORDS
OF MONTGOMERY COUNTY, TEXAS



NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE
PANEL NO. 48336 0960 5
MAP REVISION: 08/19/2014
BASED ONLY ON VISUAL EXAMINATION OF MAPS,
RECORDS OR FIELD SURVEY DATA.
DETERMINATION MADE IN FIELD 5/19/14.
A SURVEY INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE-56. MC/MR
RECORD BEARING: C&B. W. SHS. 95-56. MC/MR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS SURVEY IS CORRECTLY
PLACED, AND THAT THE DIMENSIONS AND BEARINGS
GIVEN ARE TRUE TO THE BEST OF MY KNOWLEDGE
AND BELIEF, AND THAT THERE ARE NO UNDISCOVERED
ENCUMBRANCES OR PERSONS CLAIMING AN INTEREST
CERTIFIED FOR THIS TRANSACTION ONLY.

RICHARD S. WILLET
NO. 4615
JOB NO. 2023-00615
FEBRUARY 14, 2023
REGISTER FEBRUARY 16, 2023

1-800-LANDSURVEY
www.precisionsurveyors.com
FAX 210-829-1555

DRAWN BY: BR/RE