

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

Date: 06/07/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): James K Montgomery and Cheri Montgomery  
Address of Affiant: 708 Pine Holow Drive, Friendswood, TX 77546  
Description of Property: ABST 151 S MCKISSICK SUR LOT 13 BLK 2 COWARD CREEK SUB SEC 4  
County Galveston County, 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.

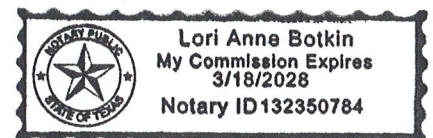
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

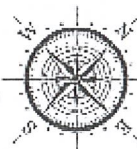
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 March 2022 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

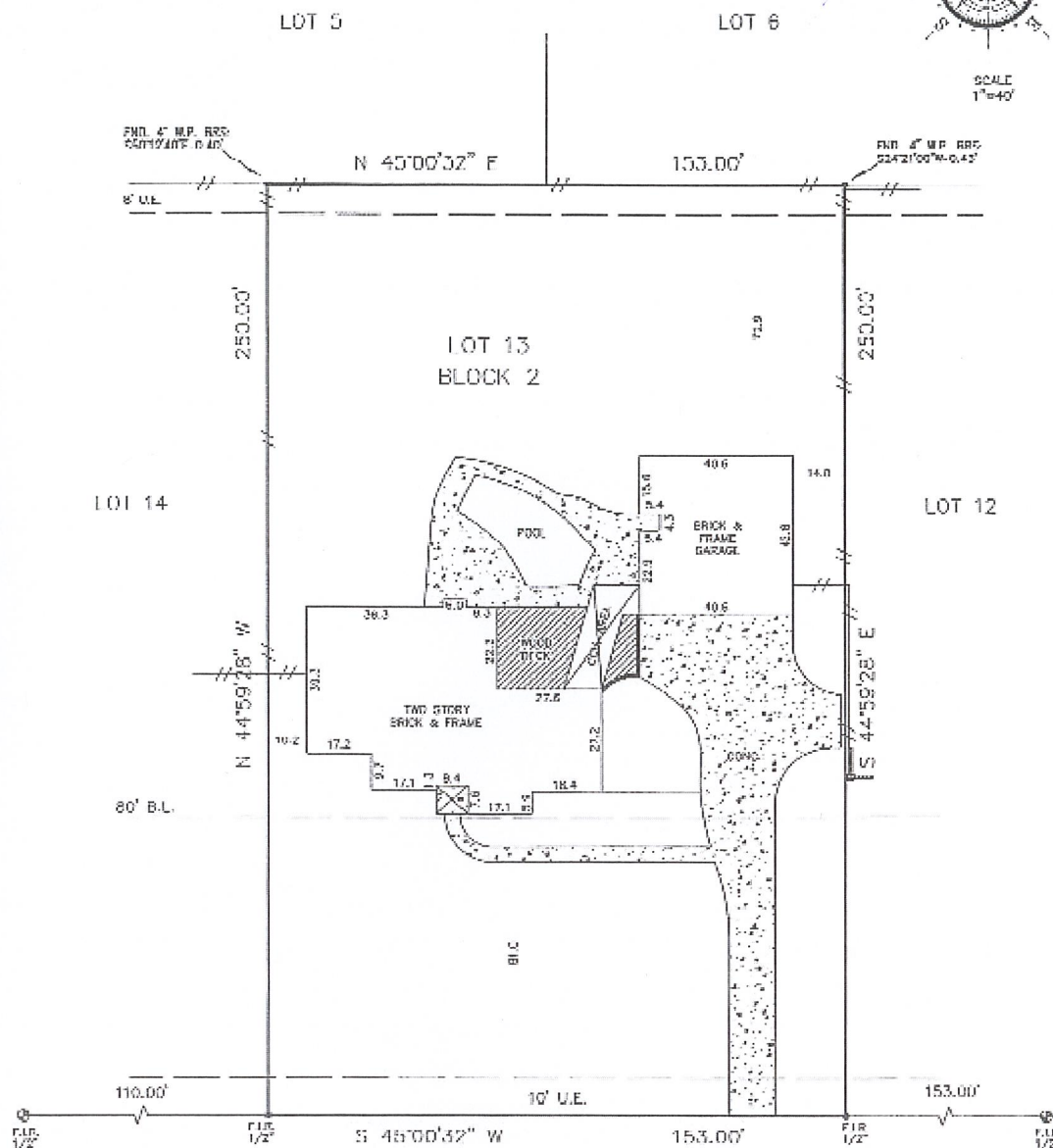
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Cheri Montgomery  
SWORN AND SUBSCRIBED this 16<sup>th</sup> day of June, 2024.  
Lori Botkin  
Notary Public





SCALE  
1"=40'



708 PINE HOLLOW DRIVE  
(60' R.O.W.)

*Corey D. Lawyer*  
*Elizabeth A. Lawyer*

<p><b>LEGEND</b></p> <p>⊙ CONTROL MONUMENT B.L. = BUILDING LINE U.F. = UTILITY EASEMENT</p> <p>WOOD FENCE</p>	<p><b>LEGAL DESCRIPTION</b></p> <p>LOT 13, IN BLOCK 2, OF COWARD CREEK SECTION 4, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN VOLUME 15, PAGE 128 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.</p>	
<p><b>NOTES:</b></p> <ul style="list-style-type: none"> <li>- SEARCHED BOOKS PLAT</li> <li>- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS</li> <li>- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PREVIOUSLY</li> <li>- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND MECHANICALS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY</li> <li>- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ANY OTHER RESIDENTS OR SUBSEQUENT OWNERS</li> <li>- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT</li> <li>- THIS PROPERTY DOES NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE PER MAP NO. 48548S 00000 0-22-99 ZONE X</li> <li>- FLOOD INFORMATION IS BASED ON SWAMPING FLOODING ONLY. DUE TO IMPROPER MAINTENANCE OR OTHER CAUSES, THE OWNER ASSUMES RESPONSIBILITY FOR EXCESS WATER DAMAGE. A LIABILITY INSURANCE COMPANY WAS FILED IN VOL. 30411, PG. 007, S.U.C.C.</li> </ul>	<p><b>CLIENT</b></p> <p>COREY D. LAWYER ELIZABETH A. LAWYER</p>	<p><b>ADDRESS</b></p> <p>708 PINE HOLLOW DRIVE FRIENDSWOOD, TEXAS 77548</p>
<p><b>STATE OF TEXAS</b> <b>REGISTERED</b> TOBY P. GOUCHMAN SURVEYOR</p>	<p><b>JOB #</b> 1110027</p>	<p><b>DATE</b> 10-10-11</p>
<p>I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE ORIGIN OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) AND THERE ARE NO CALCULATIONS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.</p>	<p><b>GF#</b> 2621004035</p>	<p><b>PRO-SURV</b> P.O. BOX 1360, FRIENDSWOOD, TX 77540 PHONE-281-250-1110 FAX-281-250-0112 EMAIL: PRO-SURV@PRO-SURV.COM</p>
<p>© 2011 PRO SURV ALL RIGHTS RESERVED</p>	<p>THIS SURVEY PLAT AND THE SURVEYOR'S ORIGINAL SIGNATURE ARE HEREBY FILED AND RECORDED IN THE SURVEYOR'S ORIGINAL WORK AND OFFICE.</p>	