

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

Date: 06/18/2024 GF No. _____
Name of Affiant(s): Douglas Hartley and Irtha Hartley
Address of Affiant: 40632 Damuth Drive, Magnolia, TX 77354
Description of Property: S730807 - MOSTYN MANOR 07, BLOCK 2, LOT 7
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 08/23/2016 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.

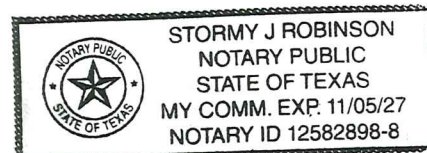
EXCEPT for the following (If None, Insert "None" Below:)

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.

Douglas Hartley _____
06/20/2024

Irtha Hartley _____
SWORN AND SUBSCRIBED this 20th day of June, 2024.

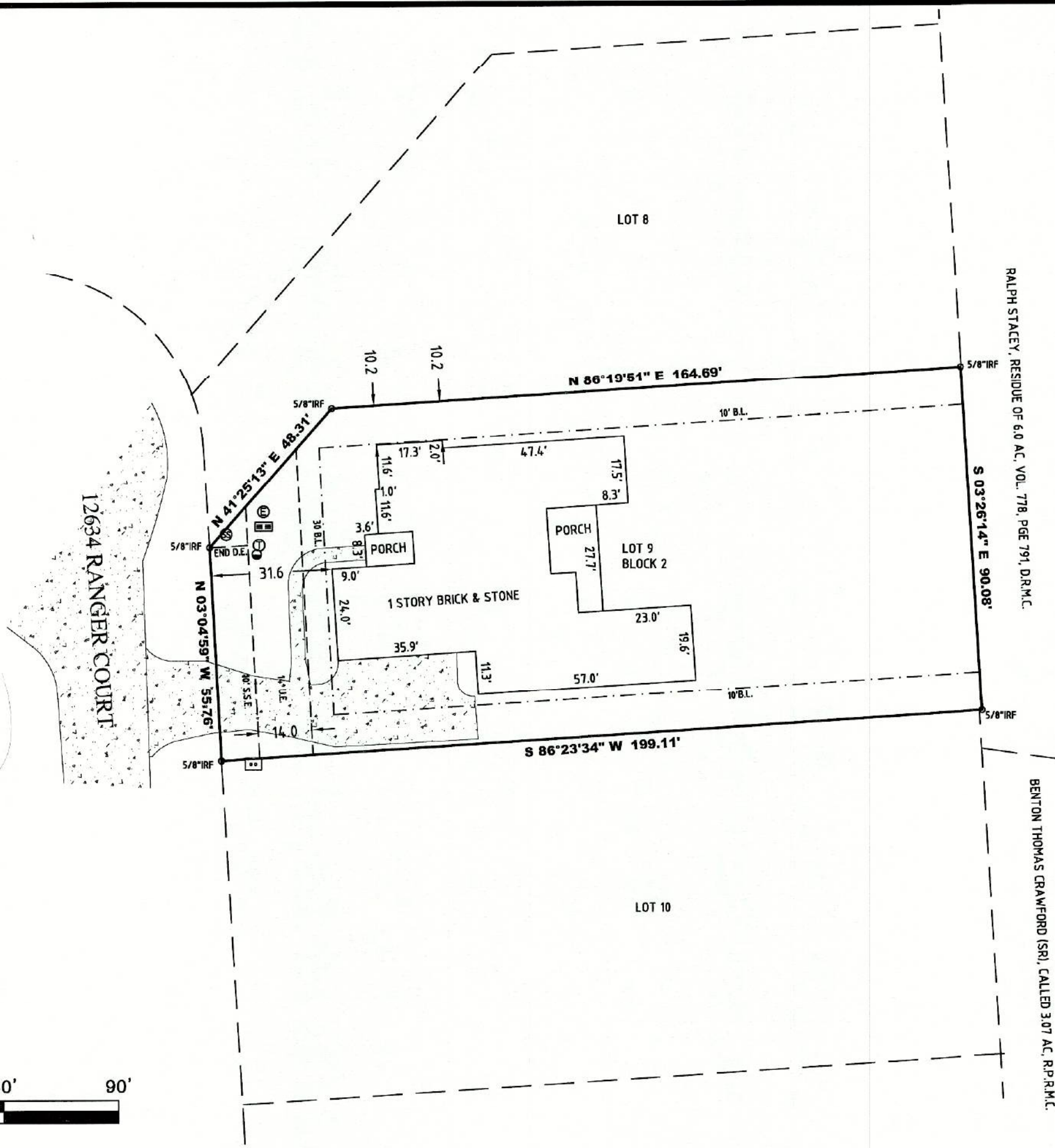
[Signature]
Notary Public
(TXR 1907) 02-01-2010 Page 1 of 1



LINE & SYMBOL	LEGEND
1)	IRT= IRON ROD FOUND
2)	IRS= IRON ROD SET, CAPPED "SURVTECH"
3)	D.R.M.C.TX= DEED RECORDS OF MONTGOMERY COUNTY TEXAS
4)	M.R.M.C.TX= MAP RECORDS OF MONTGOMERY COUNTY TEXAS
5)	BL= BUILDING LINE
6)	UE= UTILITY EASEMENT
7)	DE= DRAINAGE EASEMENT

THIS SURVEY IS BEING PROVIDED TO THE RECIPIENTS NAMED ABOVE AND NO LICENSE HAS BEEN CREATED, TO COPY THE SURVEY EXCEPT IN CONJUNCTION WITH THE ORIGINAL TRANSACTION, WHICH SHALL TAKE PLACE WITHIN NINETY (90) DAYS FROM THE DATE OF THE SURVEY AS SHOWN ABOVE.

- ◇ ROAD SIGN
- ◇ IRRIGATION CONTROL
- ▣ GRATE INLET
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ▣ ELECTRIC TRANS. BOX
- ⊙ FIRE HYDRANT
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ TELEPHONE PED
- ⊙ CABLE BOX/PED
- ⊙ FLAG POLE
- ⊙ FIBER OPTIC MARKER
- ⊙ TRAFFIC SIGNAL
- ⊙ PIPELINE MARKER
- ▣ WATER METER
- ⊙ MANHOLE
- ⊙ METER POLE



FINAL
SURVEY OF
LOT 9, BLOCK 2
MOSTYN MANOR, SECTION 6

LOCATED IN THE C. WICKERSON SURVEY, ABSTRACT NO. A-600
 BASED ON THE PLAT THEREOF RECORDED IN
 VOLUME/CABINET "Z" PAGE / SHEET 2896 OF
 THE MAP RECORDS MONTGOMERY COUNTY, TEXAS
 REF: CULBERSON G. F. 1722110 DATE: JULY 31, 2018

TO DAVID CLUBERSON, AMY CLUBERSON, AND STEWART TITLE GUARANTY COMPANY,

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME OF THE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, OVERLAPS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.

Steven E. Laughlin
 STEVEN E. LAUGHLIN R.P.L.S. # 5178



- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD. 83, TEXAS CENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY (G.F. No. 1722110) DATED JULY 19, 2018, FOR ALL THINGS OF RECORDS.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CABINET "Z", SHEET 2896; AND ALSO RECORDED UNDER CLERK'S FILE No.S 8002830, 8329712, 9751316, 2000-046946, 2000-106177, 2007-102175, 2010-088522, 2011-104327, 2011-104328, 2011-111889, 2011-111890, 2012-026352, 2012-035950, 2012-035951, 2012-063879, 2012-063880, 2012-063881, 2012-063882, 2012-063883, 2012-118362, 2012-123296, 2013-119314, 2013-119315, 2013-120281, 2014-081365, 2015-080444, 2015-080445, 2016-053335, & 2017-035443, REAL PROPERTY RECORDS, MONTGOMERY COUNTY, TEXAS.
- 6) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 7) ALL ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 8) THE FENCE LINES SHOWN GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE
- 9) OTHER MINOR IMPROVEMENTS MAY BE PRESENT, BUT NOT SHOWN



"A Land Surveying Company"
 P.O. BOX 1080 \ CONROE, TEXAS 77305-1080
 936-539-5444 \ FAX 936-539-5442
 email: SURVTECH@SURVCORP.COM