

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

Date: 8-1-2024

GF No. _____

Name of Affiant(s): Gordon P Ganaway, Lynette L Ganaway

Address of Affiant: 30007 Canyon Side Court, Spring, TX 77386

Description of Property: CANYON LAKES AT LEGENDS RANCH 01, BLOCK 2, LOT 13
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.

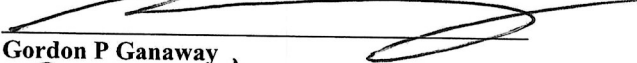

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 May 15 2017 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): Planter and side walk Ground Planters.

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.


Gordon P Ganaway

Lynette L Ganaway

SWORN AND SUBSCRIBED this _____ day of _____,

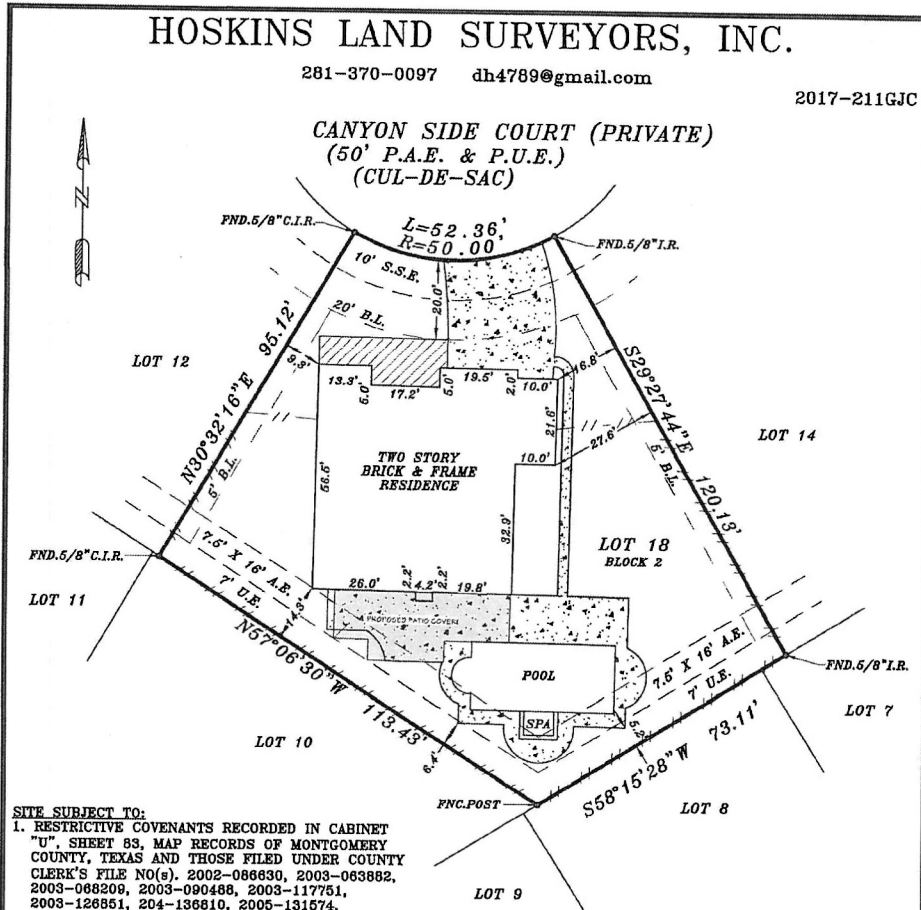
Notary Public

HOSKINS LAND SURVEYORS, INC.

281-370-0097 dh4789@gmail.com

2017-211GJC

CANYON SIDE COURT (PRIVATE)
(50' P.A.E. & P.U.E.)
(CUL-DE-SAC)



SITE PLAN
1 in = 30 ft

SITE SUBJECT TO:

- RESTRICTIVE COVENANTS RECORDED IN CABINET "U", SHEET 83, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS AND THOSE FILED UNDER COUNTY CLERK'S FILE NO(S). 2002-066630, 2003-063882, 2003-068209, 2003-090488, 2003-117751, 2003-126551, 204-136610, 2005-131574, 2005-0140295, 2006-056027, 2006-124689, 2007-028274, 2007-062114, 2008-013641, 2008-017077, 2008-022934, 2008-061394, 2008-080684, 2008-097955, 2011068312, 201210998, 2013073900, 2013118182, 2014123008, 2015015048, 2015050281, 2015101303, 2016001185, 2018021193, 2018067484, 2017004271 AND 2017008797 OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE IN FAVOR OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC COMPANY AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2003-059879 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.
- BUILDING SET BACK LINE 5 FEET IN WIDTH ALONG THE SIDE PROPERTY LINE AS REFLECTED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2003-063882 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE DESIGNATED 100 YR. FLOOD PLAIN. NO DETERMINATION IS MADE AS TO WHETHER PROPERTY WILL OR WILL NOT ACTUALLY FLOOD.
FIRM PANEL NO. 48338C 0685G
ZONE: "X" DATE: 06-12-147

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY MOMENTUM TITLE COMPANY
CF# 170100003103

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FINDINGS OF AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION ON THIS DAY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE WERE NO APPARENT ENCROACHMENTS AT THE TIME OF THE SURVEY, UNLESS SHOWN OR NOTED OTHERWISE. SURVEY IS VALID FOR THIS TRANSACTION ONLY AND IS NON-TRANSFERABLE.



NOTE: BEARINGS ARE BASED ON RECORDED PLAT. PROPERTY SUBJECT TO:
1. ANY AND ALL DEED RESTRICTIONS AND/OR COVENANTS OF RECORDS. (SEE TITLE COMMITMENT, SCHEDULE B)
HOSKINS LAND SURVEYORS, INC. ASSUMES NO RESPONSIBILITY FOR THE REVIEW OR INTERPRETATION OF ANY EXISTING RESTRICTIONS AND/OR COVENANTS.
2. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

PLAT OF PROPERTY FOR
GORDON P. & LYNETTE GANAWAY
AT 30007 CAYNON SIDE COURT
LOT 13, BLOCK 2
CANYON LAKES AT LEGENDS RANCH SECTION 1
CABINET "U" SHEET 83
SPRING, MONTGOMERY COUNTY, TEXAS 77386

SCALE: 1"=30' DATE: MAY 15, 2017

David Hoskins

DAVID HOSKINS-TEXAS RPLS #4789
COPYRIGHT 2017, HOSKINS LAND SURVEYORS, INC.

A-4	SHEET	SCALE	DATE	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION	SHEET TITLE	THESE DRAWINGS ARE THE PROPERTY OF DWR CONSTRUCTION, DEVELOPED FOR THE EXCLUSIVE USE OF DWR CONSTRUCTION. USE OF THESE DRAWINGS AND CONCRETS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF DWR CONSTRUCTION IS PROHIBITED. CONTRACT TO SUPERSEDE DRAWINGS. DRAWINGS MAY NOT ACCURATELY REFLECT ALL EXISTING CONDITIONS.
				DWR CONSTRUCTION	GANAWAY RESIDENCE 30007 CANYON SIDE COURT SPRING, TX 77386		