

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

Date: Aug 26, 2024 GF No. \_\_\_\_\_  
Name of Affiant(s): William King & Louise King  
Address of Affiant: 12423 BROWNING Dr.  
Description of Property: WALDEN 091 BLOCK 191 Lot 50  
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.

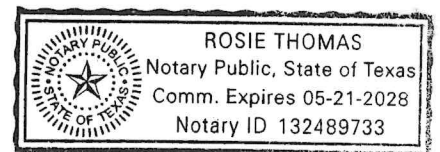
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

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 3/25/02 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.

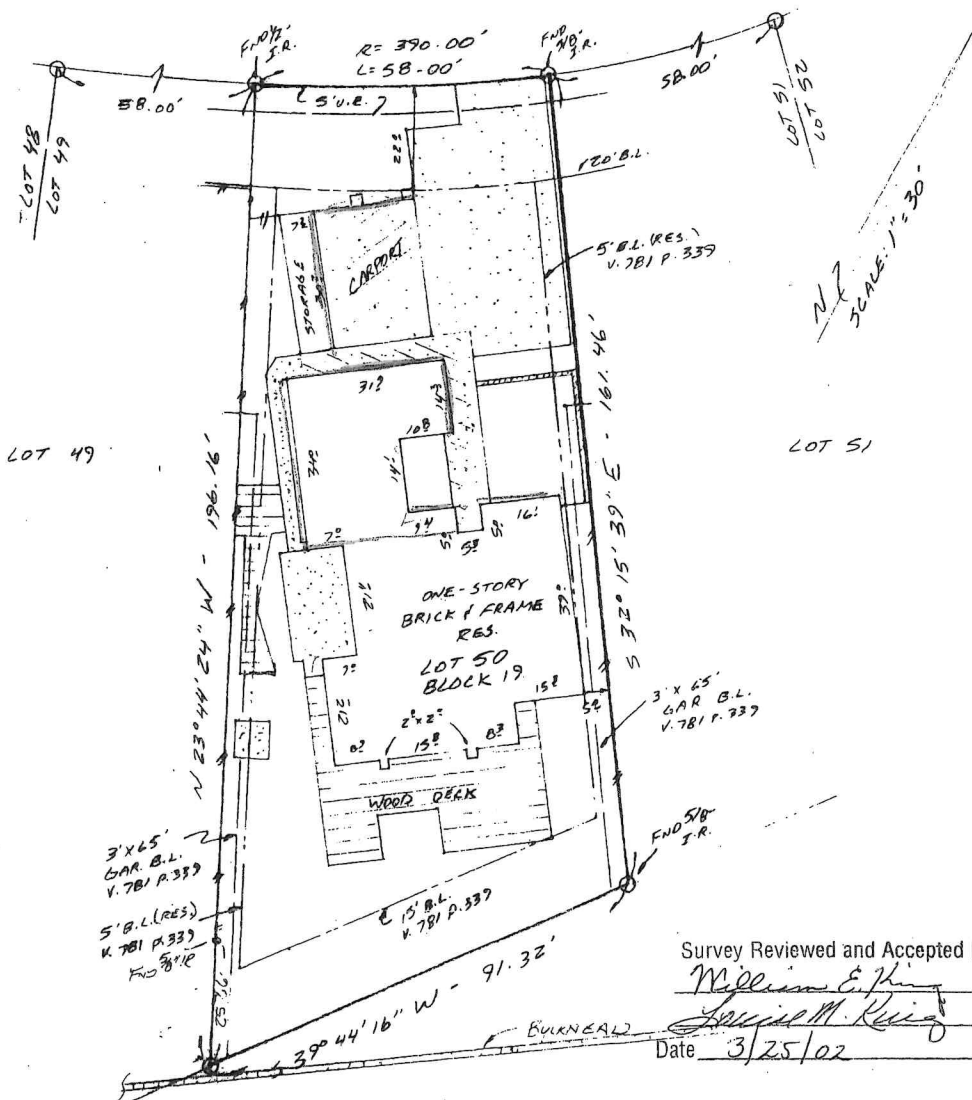
x William E. King  
+ Louise M. King  
SWORN AND SUBSCRIBED this 26<sup>th</sup> day of August, 2024  
Rosie Thomas  
Notary Public



(TXR 1907) 02-01-2010

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12423 BROWNING DRIVE  
(60' R/W.)



Survey Reviewed and Accepted by:

*William E. King*  
*Jessie M. King*  
Date 3/25/02

LAKE CONROE

\*This survey conforms to the Texas Board of Professional Land Surveyors Standards, to the best of my knowledge, information and belief, as adopted September 1, 1992.

\*Restrictive covenants as set out in Volume 781, Page 339, Deed Records; Clerk's File No. 8828176; and Cabinet A, Sheet 73, Map Records.

\*Landfill easements as set out in Volume 833, Page 160, and Volume 897, Page 90, Deed Records;

*Jessie M. King*  
*William E. King*

BUYER William E. King and Louise M. King 12423 Browning Drive Montgomery, Texas 77356

**DESCRIBED PROPERTY**  
Surface estate only of Lot Fifty (50), Block Nineteen (19), of WALDEN ON LAKE CONROE, SECTION FOUR (4), a subdivision of 74.0525 acres located in the William C. Clark Survey, Abstract No. 6, of Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet A, Sheet 73, of the Map Records of Montgomery County, Texas.

**STAR SURVEYORS**  
(718) 881-8414

NO. 9507655  
DATE 8-18-95

NO. 9000135



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I do hereby certify that this survey was this day made on the ground of the property legally described hereon (or on the attached sheet), and is correct and there are no encroachments unless shown.

Note: There are no natural drainage courses on this property.  
Note: This property does not lie in a flood hazard zone according to HAZUS/FA.  
#P04830085C 8-1-94  
ZONE "A1"  
E1 = 203.0

	DATE	BY
FIELD WORK		
DRAFTING		
FINAL CHECK	8-17	SS