

### T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 4/22/2025

GF No. \_\_\_\_\_

Name of Affiant(s): Fernando Berezowsky Gomez, Regina Llamosas Zazueta

Address of Affiant: 35 Silver Maple Place, The Woodlands, TX 77382

Description of Property: Lot 21, Block 1, The Woodlands Village of Sterling Ridge 03

County Montgomery, Texas

Date of Survey: November 10, 2022

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p>Signed by: <u>Fernando B. Gomez</u></p> <p>Affiant: <b>Fernando Berezowsky Gomez</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p>Signed by: <u>Regina Llamosas Zazueta</u></p> <p>Affiant: <b>Regina Llamosas Zazueta</b></p>
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SWORN AND SUBSCRIBED this \_\_\_\_\_ day of 4/22/2025, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

OF NO. 2203403 OLD REPUBLIC TITLE  
 ADDRESS: 35 SILVER MAPLE PLACE  
 SPRING, TEXAS 77382  
 BORROWER: FERNANDO BEREZOWSKY GOMEZ AND  
 AND REGINA LLAMOSAS ZAZUETA

# LOT 21, BLOCK 1 THE WOODLANDS VILLAGE OF STERLING RIDGE SECTION 3

A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET 0, SHEET 87 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0520 G  
 MAP REVISION: 08/18/14  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

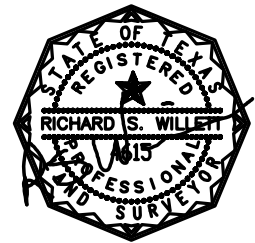
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CAB. 0, SH. 87, M.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLETT  
 PROFESSIONAL LAND SURVEYOR  
 No. 4615  
 JOB NO. 22-07843  
 NOVEMBER 10, 2022

DRAWN BY: PC



**RE/MAX**  
 The Woodlands & Spring  
 CHRISTINE HALE  
 281-362-2541

**OLD REPUBLIC TITLE**  
 PAT CLEMENTS  
 281-367-4603

