

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: _____

GF No. _____

Name of Affiant(s): Audrey J Powers,

Address of Affiant: 602 Oak Ridge Grove Cr, Spring, TX 77386

Description of Property: Lot 29, Block 1, Village of Oak Ridge Grove

County Montgomery, Texas

Date of Survey: _____

"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.

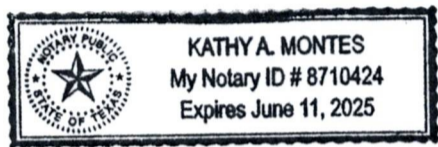
6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:  Affiant Audrey J. Powers</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____ Affiant</p>
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SWORN AND SUBSCRIBED this 18 day of April, 2025



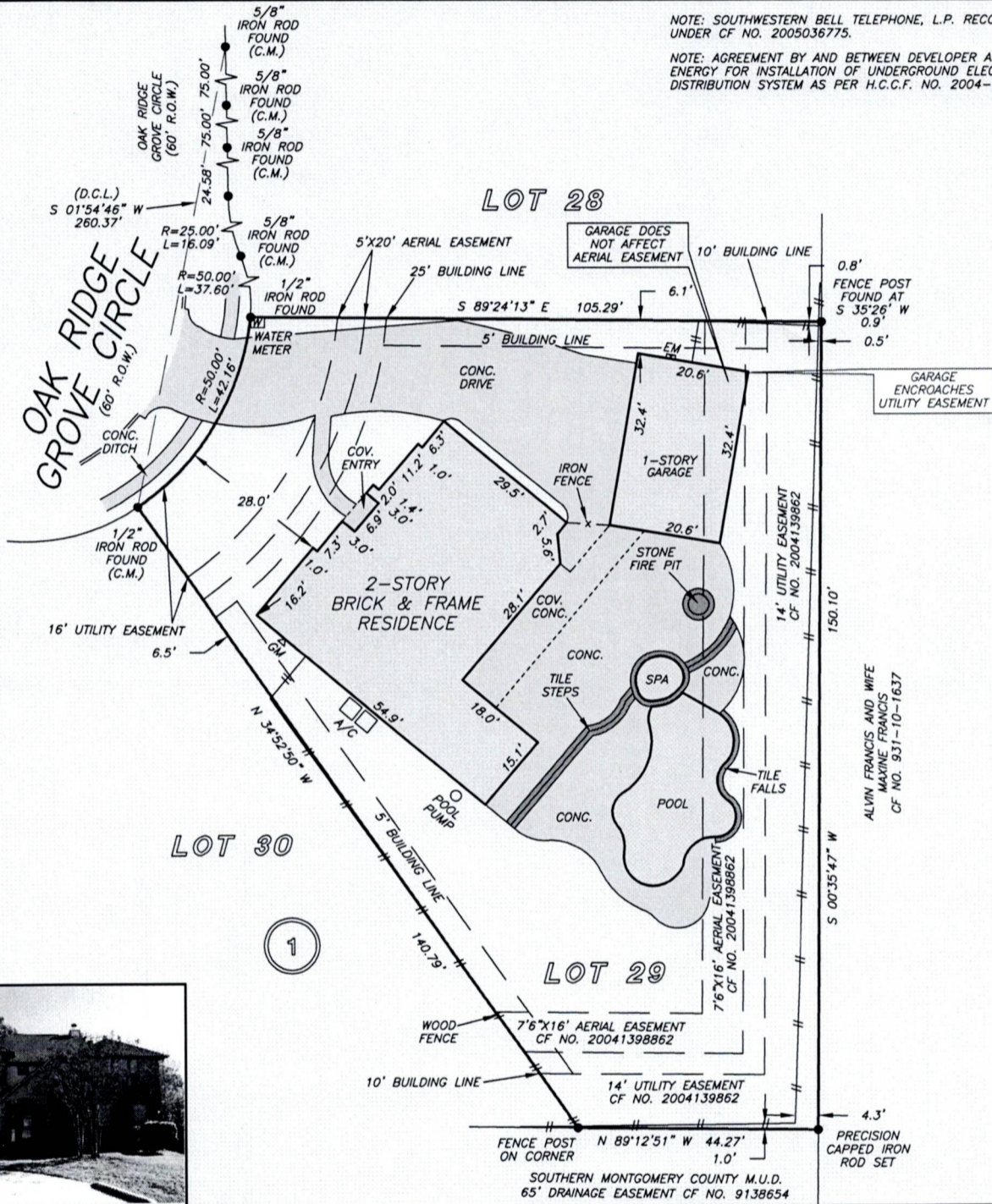
Notary Public
Kathy Montes



GF NO. CTH-WD-CTT18702301DP CHICAGO TITLE
 ADDRESS: 602 OAK RIDGE GROVE CIRCLE
 SPRING, TEXAS 77386
 BORROWER: CLAUDE POWERS AND
 AUDREY POWERS

LOT 29, BLOCK 1 VILLAGE OF OAK RIDGE GROVE, AMENDING PLAT NO. 1

A SUBDIVISION OF 25.07 ACRES OF LAND OUT OF THE MONTGOMERY COUNTY,
 SCHOOL LAND SURVEY, ABSTRACT NO. 350, MONTGOMERY, TEXAS, ACCORDING
 TO THE MAP OR FLAT THEREOF RECORDED IN CABINET X, SHEETS 153 AND
 154 (FORMERLY CABINET U, SHEETS 65 AND 66) OF THE MAP RECORDS OF
 MONTGOMERY COUNTY, TEXAS



NOTE: SOUTHWESTERN BELL TELEPHONE, L.P. RECORDED UNDER CF NO. 2005036775.
 NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND CENTERPOINT ENERGY FOR INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS PER H.C.C.F. NO. 2004-115678.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0545 G MAP REVISION: 08/18/2014 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. X, SH. 153 AND 154, M.C.M.R.

DRAWN BY: AC

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.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 19-00059
 JANUARY 7, 2019



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 FIRM NO. 10063700