

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: **January 24, 2025**

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

Name of Affiant(s): **John A Novotny, Gabrielle N Novotny**

Address of Affiant: **111 Pine Hill Lane - Montgomery, TX 77356**

Description of Property: **Lot 11,12, Block 2 Bentwater 40**

County Montgomery, Texas

Date of Survey: **January 13, 2013**

"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, decks, 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):

**Driveway, fence in back yard**

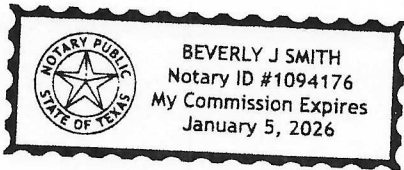
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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: <u><i>Beverly J Smith</i></u> Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u><i>[Signature]</i></u> Affiant</p>
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SWORN AND SUBSCRIBED this 25<sup>th</sup> day of January, 2025

*Beverly J Smith*  
Notary Public

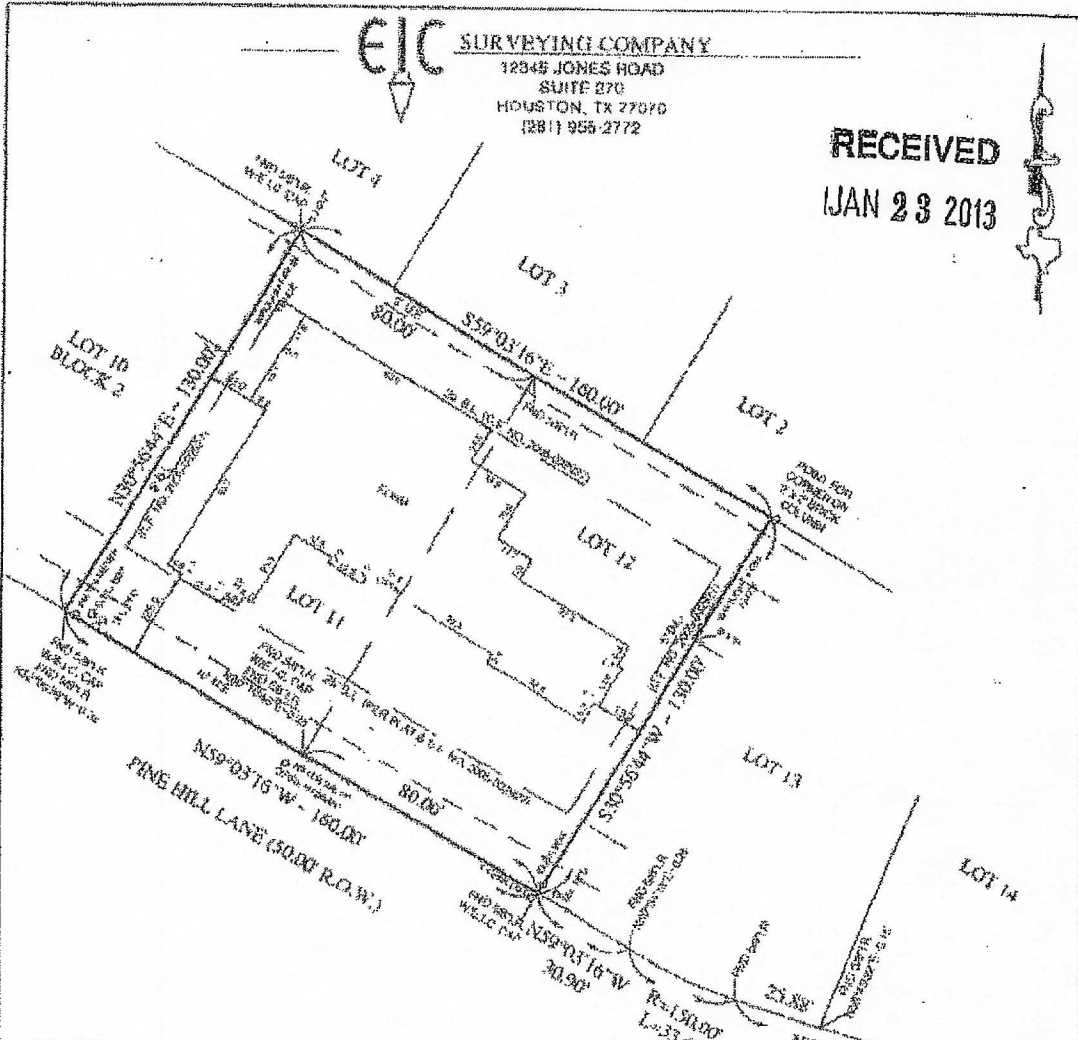


40-02-11 1/2



**EIC SURVEYING COMPANY**  
 12345 JONES ROAD  
 SUITE 270  
 HOUSTON, TX 77070  
 (281) 955-2772

**RECEIVED**  
 JAN 23 2013



**SUBJECT TO:**

1. © 2011. All Rights Reserved.
2. Survey is valid only if print has original Impression Seal and signature of a surveyor on it. Declaration is made to original purchaser of this survey. It is not transferrable to additional purchasers or subsequent owners.
3. Restrictive Covenants recorded under Clerk's File Nos. 2011-022600, 2001-055010, 2004-042804, 2005-012927 and 2005-114746.
4. Service utility easement 5 feet wide, being 2 1/2 feet on each side of underground service lines as recorded under Clerk's File No. 2005-032923.
5. Easements as shown.

(This Property Lies in Zone "X"  
 Outside the 100 Year Flood Plain  
 Per Graphic Scaling according to  
 Community Panel No. 50043032 SF  
 having an effective date 12/19/2009)  
 Job No. 11-12-01  
 Scale 1" = 40'  
 Date 01-13-2013  
 Drawn By: JAP

Purchaser: EARL FULLER AND CHARLOTTE FULLER  
 Address: 0 PINE HILL LANE  
 Lot: 11 & 12 Block: 2 Section: 44  
 Survey: A  
 Area:  
 Subdivisor: BENNY WATKINS  
 Compiler: A Sheet: J & L MAP: Revised  
MONTGOMERY County, Texas

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4397, do hereby certify to STEWART TITLE COMPANY and Fuller & Laney that based upon information provided by said Title Company and my G.P. No. 125957 that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or caused to be shown reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying Effective September 1, 1997, Last revision 06/2008.

The Basis of bearing is N59°03'16" W along the Northeastly right-of-way line of Pine Hill Lane per record plat.

A Division of Everything to Christ Services, Inc.

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 PURPOSES ONLY  
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 ORIGINAL SEAL  
 & SIGNATURE!

Impression Seal