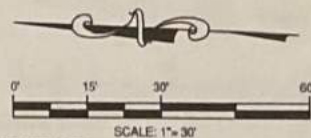


**LEGEND:**

—●—	WIRE FENCE	ASPHALT	
—○—	CHAINLINK FENCE	CONCRETE	
—□—	WROUGHT IRON FENCE	GRAVEL	
—◇—	WOOD FENCE	TILE	
—V—	VINYL FENCE	WOOD	
—E—	ELECTRIC LINE	BRICK	
GM	GAS METER	STONE	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE	
IRF	IRON PIPE FOUND		
IRF	IRON ROD FOUND		
IRF	IRON ROD SET		
CM	CONTROLLING MONUMENT		

NOTES:  
 BEARINGS ARE BASED ON THE RECORDED PLAT.  
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



**LEGAL DESCRIPTION:**  
 BEING LOT 22, BLOCK 6, OF WALDEN ON LAKE CONROE, SECTION ONE, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 81A, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	1701034
BORROWER	ANDREA ROMANO & JOSEPH ROMANO
TECH	TAG
FIELD	CS

**FLOOD INFORMATION:**  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE 'X' RATING AS SHOWN BY MAP NO. 48339C0225 G, DATED AUGUST 18, 2014.

DATE: 07/28/17  
 FIELD: 07/25/17

12122 HAWTHORNE DRIVE, MONTGOMERY, TX 77356  
 LOT 22, BLOCK 6, WALDEN ON LAKE CONROE, SECTION ONE



**OLD REPUBLIC**  
 Title Insurance Group

DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_



**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway  
 Suite 2700  
 Plano, Texas 75093  
 Office: 972-612-3501  
 Fax: 972-964-7011  
 Firm Registration No. 10146200

### T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: October 16, 2025

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

Name of Affiant(s): Kyle Baird, Erica Baird

Address of Affiant: 12122 Hawthorne, Montgomery, Tx 77356

Description of Property: \_\_\_\_\_

County Montgomery, Texas

Date of Survey: July 25, 2017

"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:  10/16/25</p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:  10/16/25</p> <p>Affiant</p>
--	---

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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