

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 2/2/2026

GF No. _____

Name of Affiant(s): Dwayne Mark Tidwell, Elizabeth Lynn Morgan Tidwell

Address of Affiant: 2 Honeycomb Ridge Place, The Woodlands , TX 77380

Description of Property: Lot 19, Block 2, S590201-Honeycomb Ridge Replat NO 2

County Montgomery, Texas

Date of Survey: January 30, 2024

"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:


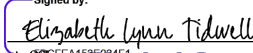
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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><small>Signed by:</small>  <small>03893513C2AE42F</small> Affiant Dwayne Mark Tidwell</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><small>Signed by:</small>  <small>86C57415E094F</small> Affiant Elizabeth Lynn Morgan Tidwell</p>
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SWORN AND SUBSCRIBED this _____ day of _____ 2/3/2026 , _____

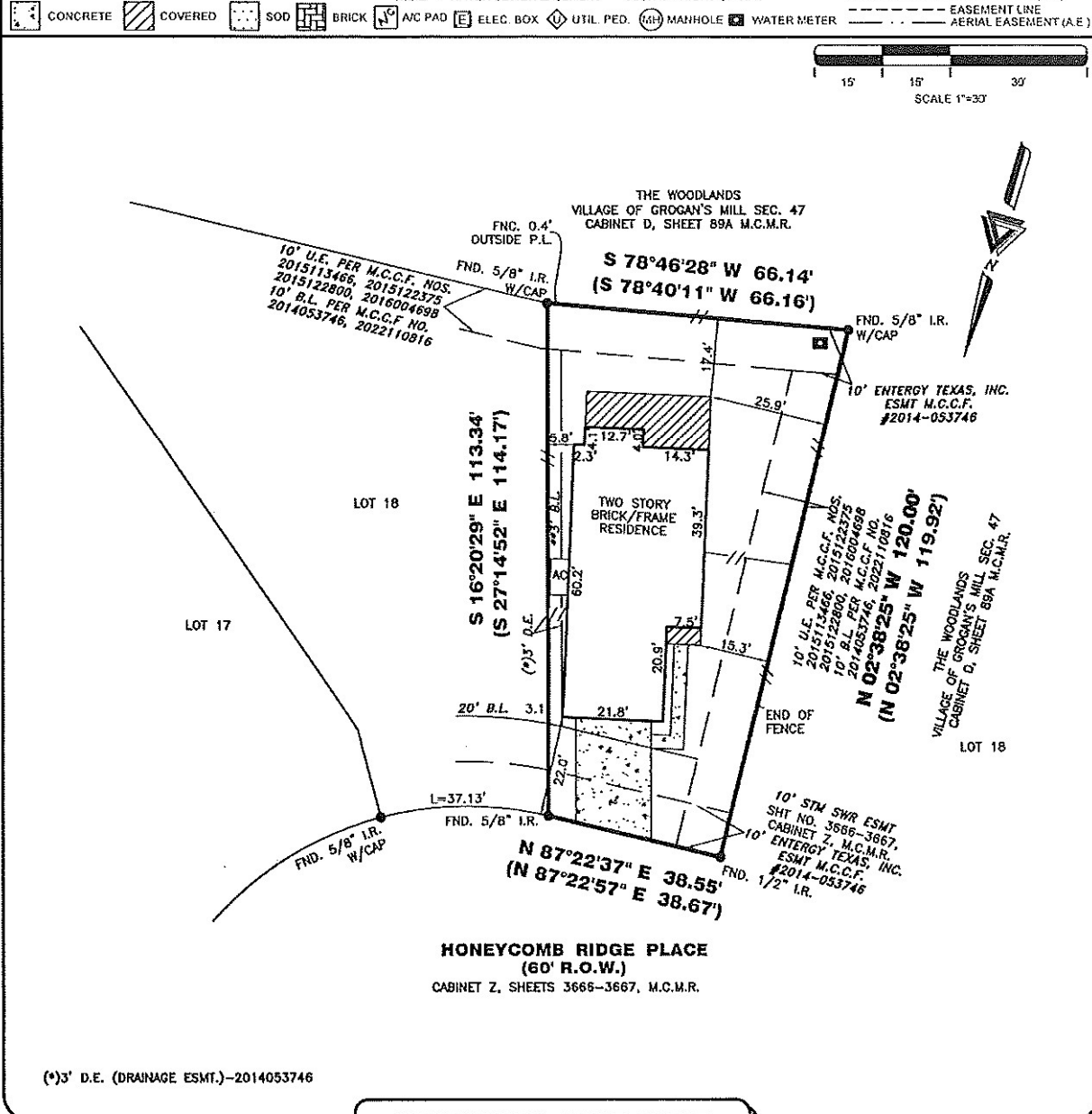
Notary Public

***RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

LEGEND
 I.P. = IRON PIPE F.N.C. = FENCE
 P.L. = PROPERTY LINE P.U.E. = PUBLIC UTILITY ESMT.
 U.E. = UTILITY EASEMENT P.A.E. = PERMANENT ACCESS ESMT.
 W.S.E. = WATER SEWER EASEMENT W.S.E. = WATER SEWER EASEMENT

D.E. = DRAINAGE ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 S.T.M.S.E. = STORM SEWER EASEMENT
 R.O.W. = RIGHT-OF-WAY

—X— WIRE FENCE
 —//— WOOD FENCE
 —O— CHAIN LINK FENCE
 ——— BUILDING LINE (B.L.)
 - - - EASEMENT LINE
 - - - AERIAL EASEMENT (A.E.)



2 HONEYCOMB RIDGE PLACE

PROPERTY INFORMATION

LOT 19 BLOCK 2

SUBDIVISION:
 HONEYCOMB RIDGE REPLAT NO. 2

RECORDING INFO:
 CAB. Z, SHT. 7816, MAP RECORDS MONTGOMERY COUNTY, TEXAS

BORROWER:
 ELIZABETH MORGAN AND MARK TIDWELL

TITLE CO.
 PLATINUM TITLE PARTNERS
 G.F.# 24-72804-56 G.F. DATE: 01-18-24

SURVEYED FOR:
 STONEFIELD HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: SH124-22
 CLIENT JOB NO:
 DRAWN BY: SA
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 12-09-22

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0540H
 REVISED DATE: 08-18-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND EASING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CAB. Z, SHT. 7816, M.C.M.R. FILED IN M.C.C. FILE NOS. 2014053746, 2016004698, 2022110016, 2021143784, 2021143785, 2021143786, 2021143787, 2021143788, 2021143789, 2021143790, 2021143791, 2021143792, 2021143793, 2021143794, 2021143795, 2021143796, 2021143797, 2021143798, 2021143799, 2021143800, 2021143801, 2021143802, 2021143803, 2021143804, 2021143805, 2021143806, 2021143807, 2021143808, 2021143809, 2021143810, 2021143811, 2021143812, 2021143813, 2021143814, 2021143815, 2021143816, 2021143817, 2021143818, 2021143819, 2021143820, 2021143821, 2021143822, 2021143823, 2021143824, 2021143825, 2021143826, 2021143827, 2021143828, 2021143829, 2021143830, 2021143831, 2021143832, 2021143833, 2021143834, 2021143835, 2021143836, 2021143837, 2021143838, 2021143839, 2021143840, 2021143841, 2021143842, 2021143843, 2021143844, 2021143845, 2021143846, 2021143847, 2021143848, 2021143849, 2021143850, 2021143851, 2021143852, 2021143853, 2021143854, 2021143855, 2021143856, 2021143857, 2021143858, 2021143859, 2021143860, 2021143861, 2021143862, 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