

### T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 3/24/2026

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

Name of Affiant(s): Estate of Eileen M. Wagner

Address of Affiant: 66 S. Castlegreen Circle , The Woodlands, TX 77381

Description of Property: Lot 23, Block 1, The Woodlands, Village of Cochran's Crossing , Section 52

County Montgomery , Texas

Date of Survey: November 4, 1996

"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.

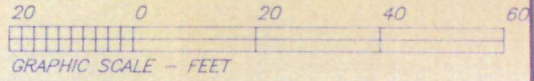
6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: Signed by: <i>Estate of Eileen M. Wagner</i> 3/24/2026 Affiant <b>Estate of Eileen M. Wagner</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____ Affiant</p>
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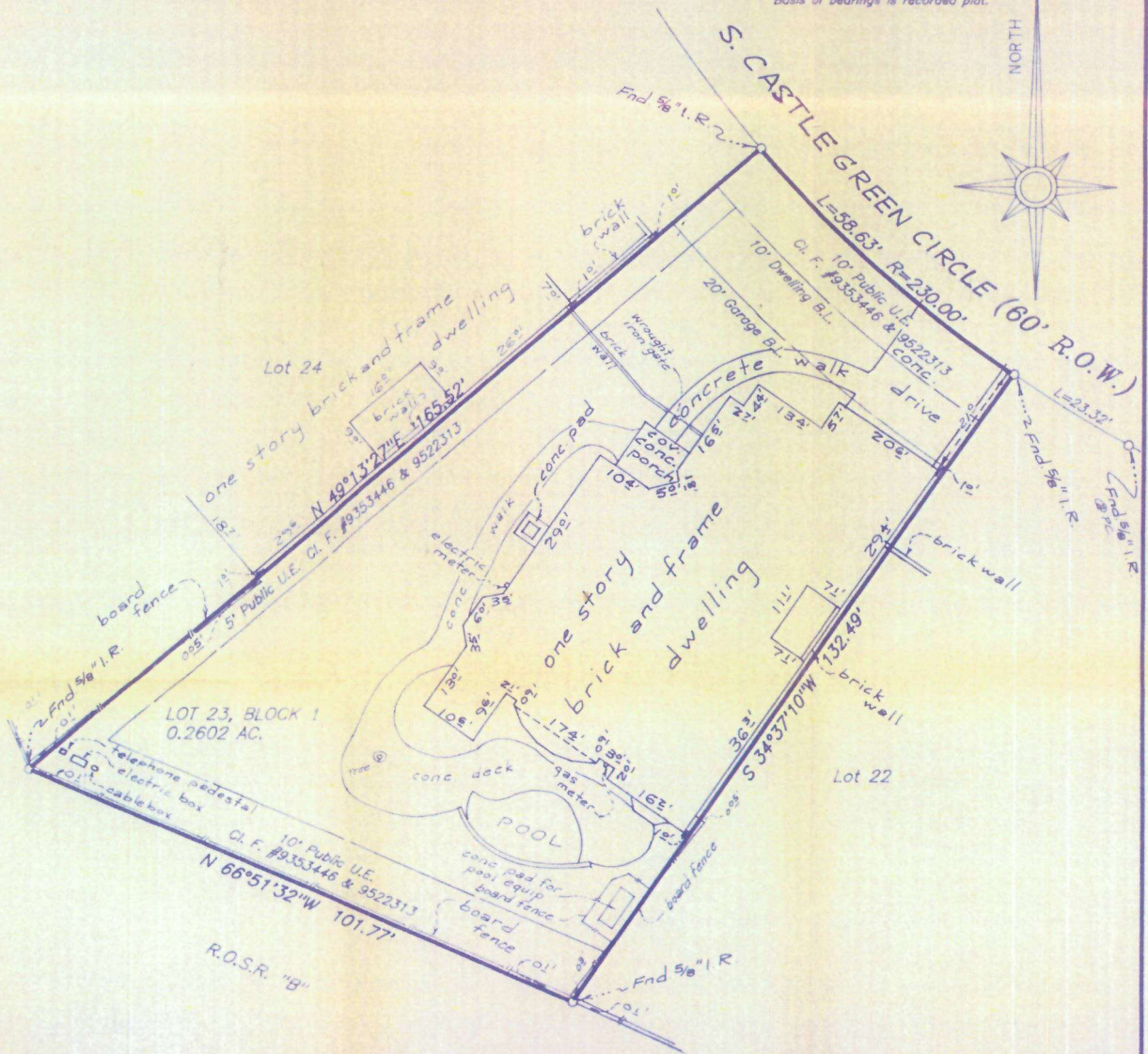
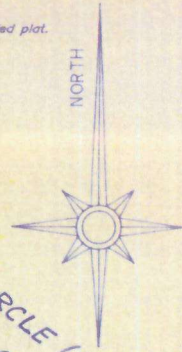
SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 3/24/2026

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

TUTTLE-MADDUX SURVEYING CO.  
 1776 WOODSTEAD CT., STE. 123, THE WOODLANDS, TEXAS 77380  
 713-367-2052 FAX 713-292-9220



Basis of bearings is recorded plat.



LAND TITLE SURVEY  
 LOT 23, BLOCK 1  
 THE WOODLANDS, VILLAGE OF COCHRAN'S CROSSING, SECTION 52  
 A SUBDIVISION SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-666  
 MONTGOMERY COUNTY, TEXAS REF. Cabinet H, Sheets 90B, 91A and 91B Map Records  
 Scale: 1"= 20' Date: November 4, 1996  
 Address: 66 S. Castlegreen Circle, The Woodlands, Texas 77381  
 THIS PROPERTY, AS GRAPHICALLY SHOWN ON F.E.M.A. COMMUNITY-PANEL #480483-0205E DATED  
 12/15/1989, LIES IN FLOOD ZONE "C".

To Eileen M. Wagner Exclusively  
 I hereby certify that this survey was made on the ground, and that this plat represents the facts found at the time of the survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1-A Condition III Survey. I further certify that there are no visible encroachments on this property at this time and that all visible improvements, if any, lie within the boundary lines except as shown.

Robert E. Maddux, Jr.  
 R.P.L.S. No. 4513

GF# 96404300 File# 96-TM-467  
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