

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 04/13/2026 GF No.
Name of Affiant(s): Jonathan Martinez, Tanya Martinez
Address of Affiant: 401 Coppice Creek Lane, Montgomery, TX 77316
Description of Property: S965290 - WOODFOREST 90, BLOCK 1, LOT 9
County Montgomery, Texas
Date of Survey: May 28, 2021

"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

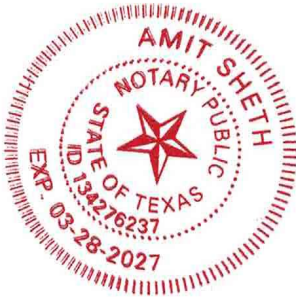
- 5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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><i>Tanya Martinez</i></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><i>[Signature]</i></p> <p>Affiant</p>
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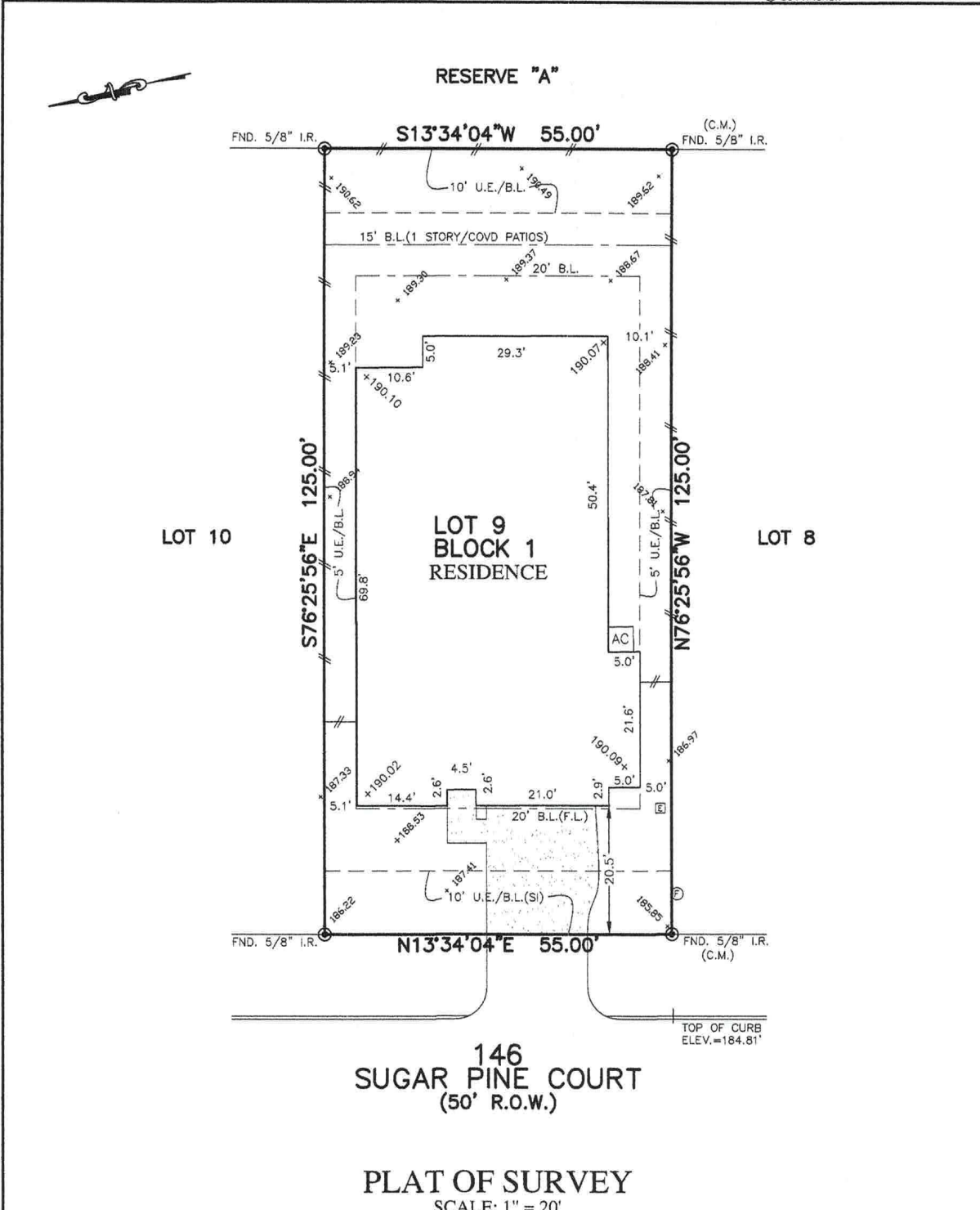
SWORN AND SUBSCRIBED this 13 day of April, 2026.

[Signature]
Notary Public





FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	LIGHT POLE	MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	ELECTRIC BOX	GRATE DRAIN
BUILDING LINE (B.G.)	B.U.L.D.E.R. GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	FIBER OPTIC	PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	WATER VALVE	TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	FIRE HYDRANT	GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	MONUMENT	CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE I.R. IRON ROD	POWER POLE	WATER METER	
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	F.N.D. FOUND I.P. IRON PIPE		GLY ANCHOR	MANHOLE & INLET



NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY"
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "CARLOMAGNO" UNLESS OTHERWISE NOTED.
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY COMMITMENT FOR TEXAS PARTNER TITLE INSURANCE Co. UNDER G.F. No 7712001510.
 6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

FOR: JONATHAN NATHANIEL MARTINEZ AND TANYA MARIE MARTINEZ
 ADDRESS: 146 SUGAR PINE COURT
 ALLPOINTS JOB#: HD236441 BY: IP
 G.F.: 7712001510
 JOB: 597-067
 FLOOD ZONE: X
 COMMUNITY PANEL: 48339C0370G
 EFFECTIVE DATE: 8/18/2014
 LOMR: DATE:
 THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT 9, BLOCK 1, WOODFOREST, SECTION 90, CAB. Z, SHEET 6282, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 28TH DAY OF MAY, 2021.

Henry M. Santos

