

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 5/26/2026

GF No. _____

Name of Affiant(s): Christopher Chi, Annie Chi

Address of Affiant: 3119 Poe Drive, Montgomery, TX 77356

Description of Property: WALDEN 05, BLOCK 36, LOT 39

County Montgomery, Texas

Date of Survey: April 4, 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>DocuSigned by:</small> <i>Christopher Chi</i> 5/26/2026 <small>B21E206741E9411</small></p> <p>Affiant Christopher Chi</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><small>Signed by:</small> <i>Annie Chi</i> 5/27/2026 <small>739647228644388</small></p> <p>Affiant Annie Chi</p>
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SWORN AND SUBSCRIBED this _____ day of _____, _____

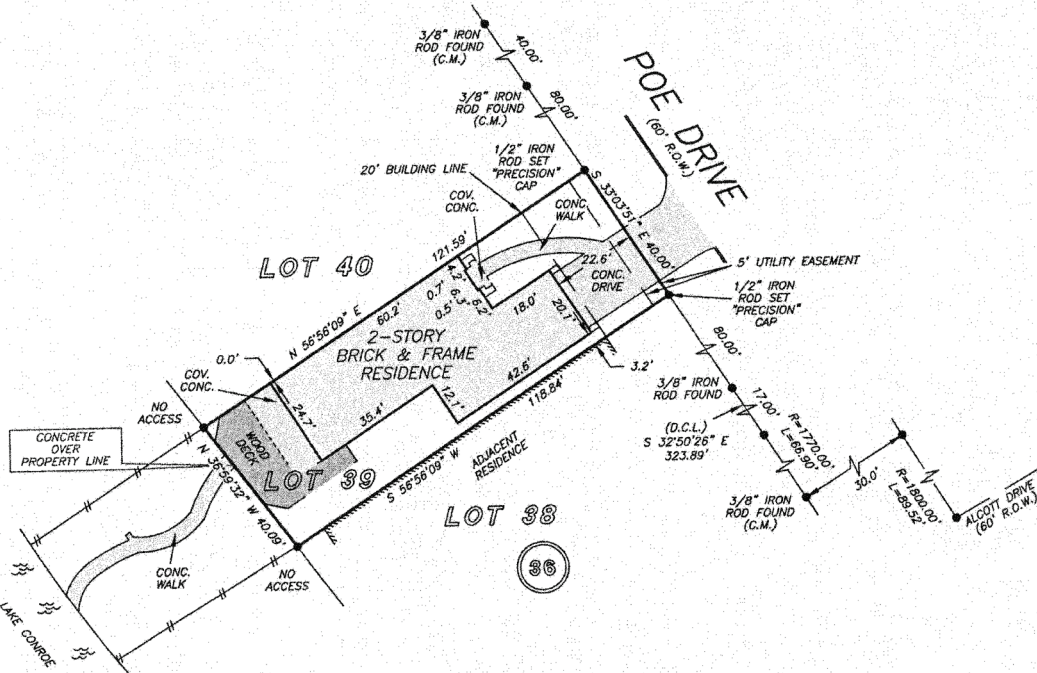
Notary Public

GF NO. 2275274 GREAT AMERICAN TITLE
 ADDRESS: 3119 POE DRIVE
 MONTGOMERY, TEXAS 77356
 BORROWER: CHRIS CHI AND
 ANNIE CHI

LOT 39, BLOCK 36 WALDEN ON LAKE CONROE, SECTION 5

AN ADDITION IN MONTGOMERY COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN/UNDER CABINET A, SHEET(S) 84A (FORMERLY VOLUME 10, PAGE 64)
 OF THE MAP/PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 40'



- NOTE: BUILDING LINES AS PER VOL. 795 PG. 504
- NOTE: STREET LIGHTING CHARGE PAYABLE TO GULF STATES UTILITIES COMPANY AS PER VOL. 795 PG. 504
- NOTE: TERMS, CONDITIONS, AND PROVISIONS IN ENCHROACHMENT AGREEMENT AS PER CF NO. 2007082580 (DOES NOT AFFECT)
- NOTE: TERMS, CONDITIONS, AND PROVISIONS IN TEXAS WATER QUALITY BOARD ESTABLISHING A WATER QUALITY ZONE AROUND LAKE CONROE RESERVOIR AS PER VOL. 741 PG. 445
- NOTE: FLOWAGE EASEMENT GRANTED TO SAN JACINTO RIVER AUTHORITY AS PER VOL. 695 PG. 40
- NOTE: EXCLUSIVE PERPETUAL EASEMENT FOR LANDFILL GRANTED TO JERRY H. DEUTSER AND CAROL S. CONRAD WEIL, JR. AS PER VOL. 833 PG. 160

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0225 C
 MAP REVISION: 08/18/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CAB. A, SH. 84A, M.C.M.P.R.

DRAWN BY: PC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCHROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4981
 JOB NO. 24-02727
 APRIL 4, 2024



PRECISION
 surveyors

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 FIRM NO. 10063700