

# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: May 29, 2026

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

Name of Affiant(s): Sendera Ranch POA (Ben Foster - President)

Address of Affiant: 6410 Ranch Park Drive, Magnolia Texas 77354

Description of Property: Lot 1, Block 4 (6410 Ranch Park Drive, Magnolia, Texas 77354)

County Montgomery, Texas

Date of Survey: March 19, 2019

"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:

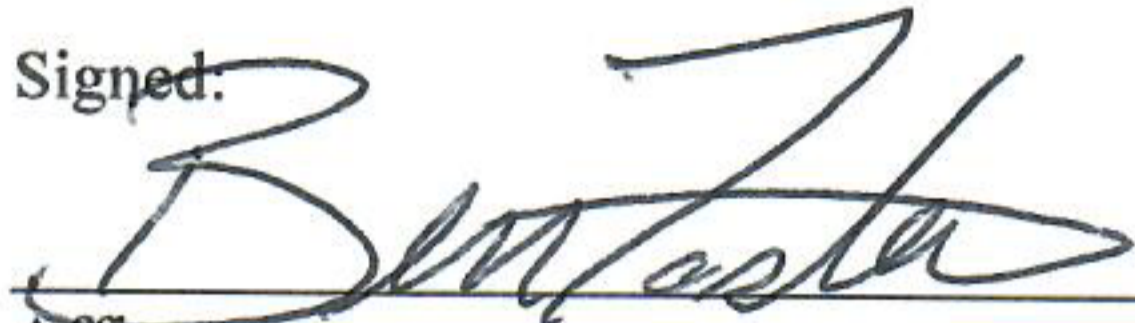

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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):

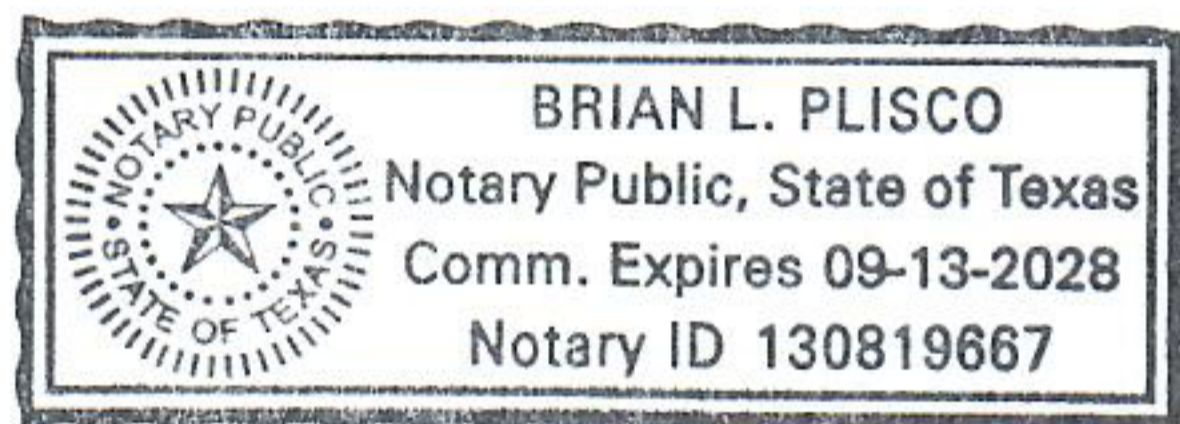
NONE

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>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: </p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 30<sup>th</sup> day of May, 2026



  
Notary Public

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	461.43'	39.95'	39.94'	S 87°21'04" W	4°57'40"
C2	4819.80'	479.20'	479.00'	N 33°04'26" E	5°41'47"

APX-3AC

TEXAS

PROFESSIONAL SURVEYING, LLC  
 3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00

PROJECT NO. S569-01 Key Map 215D DRAWING DATE: 03/19/19 REVISIONS: DRAWN BY: DED



**BOUNDARY & IMPROVEMENT SURVEY**  
 FOR: SENDERA RANCH POA  
 SENDERA RANCH DRIVE  
 MAGNOLIA, TEXAS 77354

Being Lot 1, Block 1, of Sendera Ranch, Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 88A, of the Map Records of Montgomery County, Texas.

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
 Those recorded in Cab. G, Sht. 88A, M.C.M.R.

-Survey valid only when print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional or subsequent owners.  
 -This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded documents.

RESTRICTED RESERVE "D" COMMON AREA

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

RESTRICTED MINERAL RESERVE "B"

SENDERA RANCH DRIVE  
 (120' R.O.W.)

6410 RANCH PARK DRIVE  
 (60' R.O.W.)

RESTRICTED RESERVE "G" WATER PLANT

150' SANITARY CONTROL ESMT.

LEGEND

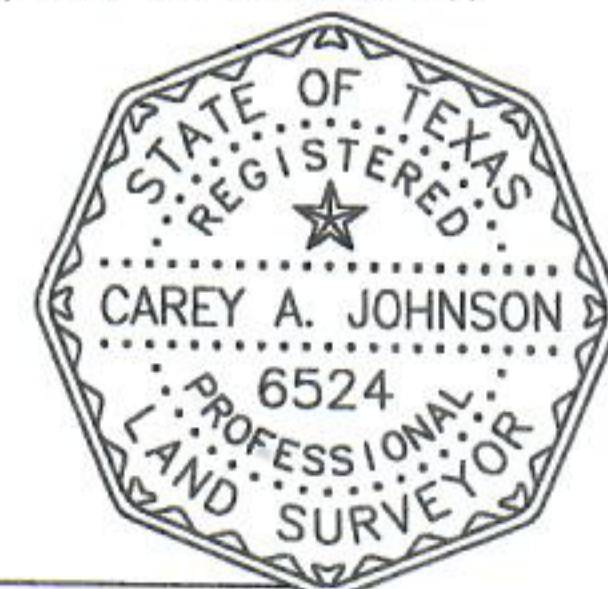
- wood fence
- chain link fence
- fence line
- o/h util. line(s)
- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records
- OPRMCT = Official Public Records Montgomery County
- RPRMCT = Real Property Records Montgomery County



Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0505 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 03/19/19 KH



Carey A. Johnson  
 Registered Professional Land Surveyor No. 6524

2762 AC