

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date:

GF No. _____

Name of Affiant(s): Steven M Berkowitz and Kelli M Berkowitz

Address of Affiant: 26123 E Crown Crossing, Montgomery, TX 77316

Description of Property: S357403 - Crown Ranch Section 3, Block 2, Lot 41

County Montgomery, Texas

Date of Survey: July 20, 2012

"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, decks, 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):

gate road by house across driveway.
concrete driveway extends 26 feet behind gate.
12x10 feet concrete pad road behind hole for hot tub.
14x8 feet Pergola pad road behind fire pit.

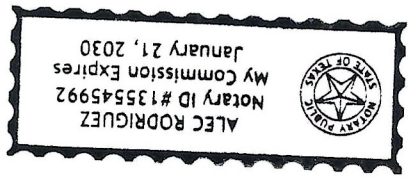
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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: <u>Steve M. Barrett</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Jose M. Barboza</u></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 18th day of May, 2026.

[Signature]
Notary Public



LAUGHLIN SURVEYING

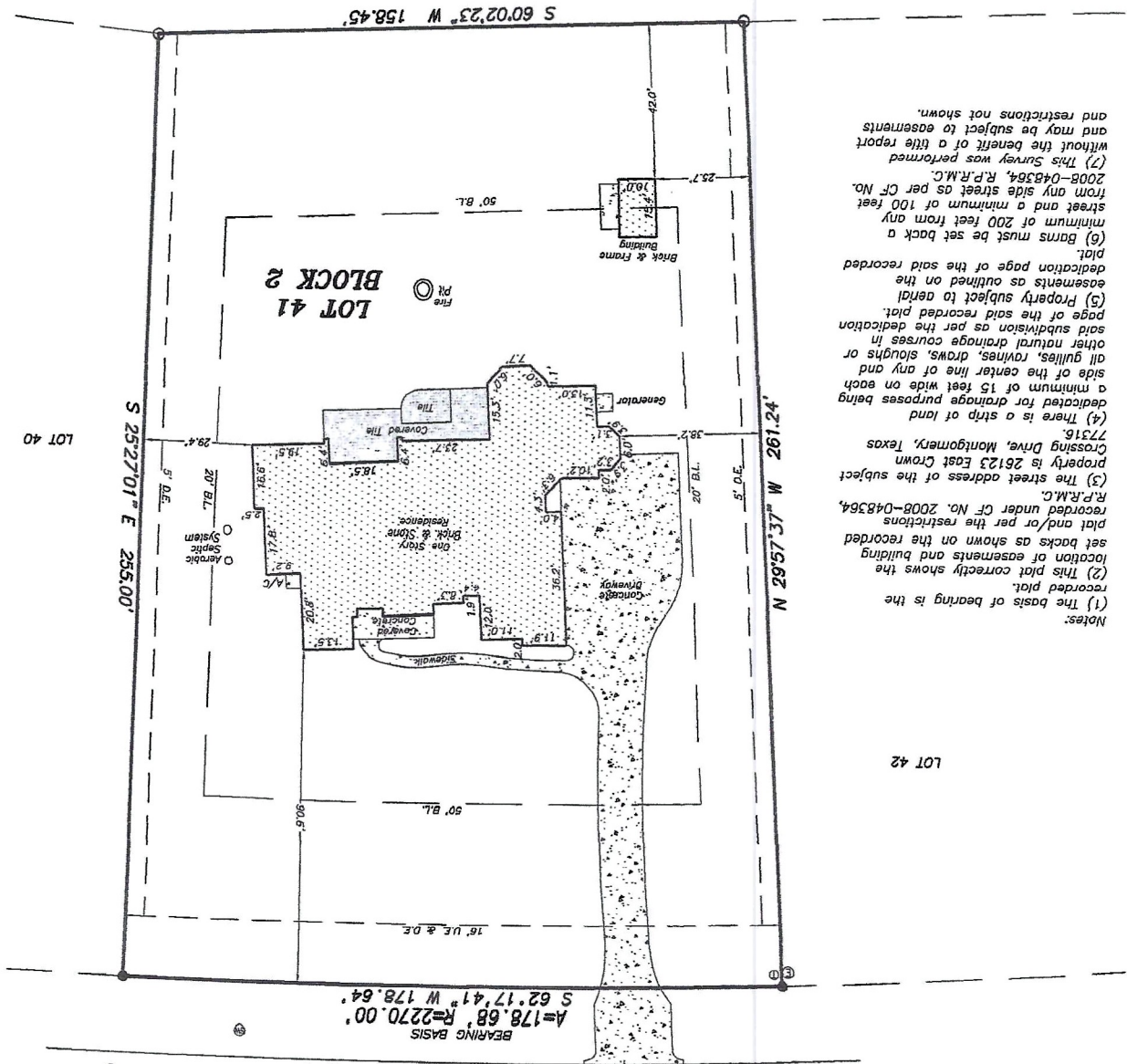
Steven E. Laughlin
R.P.L.S. # 6178

1012 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS 77301
PHONE: (936) 788-2244
FAX: (936) 788-2240
DATE: July 20, 2012
JOB # 12-145

TO TLER CUSTOM HOMES, EXCLUSIVELY,
I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1-A CONDITION III SURVEY. ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THIS TRANSACTION ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTION(S). THIS SURVEY IS ALSO VALID WITH THE ORIGINAL SIGNATURE AND THE OFFICIAL EMBOSSED SEAL IMPRESSION OF THE LICENSED SURVEYOR. ANYONE WHO COPIES, DISTRIBUTES, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER" OF THE COPYRIGHT.

Being Lot Forty-One (41), Block Two (2), of CROWN RANCH, Section Three (3), a subdivision of Ferguson Survey, Abstract No. 221, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 1208, of the Map Records of Montgomery County, Texas.

RESTRICTED RESERVE 0'



- Notes:
- (1) The basis of bearing is the recorded plat.
 - (2) This plat correctly shows the location of easements and building set backs as shown on the recorded plat and/or per the restrictions recorded under CF No. 2008-048364, R.P.R.M.C.
 - (3) The street address of the subject property is 26123 East Crown Crossing Drive, Montgomery, Texas 77316.
 - (4) There is a strip of land dedicated for drainage purposes being a minimum of 15 feet wide on each side of the center line of any and all gullies, draws, sloughs or other natural drainage courses in said subdivision as per the dedication page of the said recorded plat.
 - (5) Property subject to deed assessments as outlined on the dedication page of the said recorded plat.
 - (6) Barns must be set back a minimum of 200 feet from any street and a minimum of 100 feet from any side street as per CF No. 2008-048364, R.P.R.M.C.
 - (7) This Survey was performed without the benefit of a title report and may be subject to easements and restrictions not shown.

LEGEND

RECORD DATA	(*****)
FOUND 5/8" IRON ROD	○
SET 5/8" IRON ROD	●
BUILDING LINE	B.L.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
ELECTRIC BOX	⊕
STORM SEWER MANHOLE	⊗
TELEPHONE BOX	⊙