

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 6/4/2026

GF No. _____

Name of Affiant(s): Shawn Arndt, Jeanette Arndt

Address of Affiant: 14 Feather Branch Court, The Woodlands, TX 77381

Description of Property: Wdlnds Vil Panther Cr 29, Block 3, Lot 79

County Montgomery, Texas

Date of Survey: December 5, 1989

"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):

Previous owner added a 300 sq. ft. hobby/workshop space

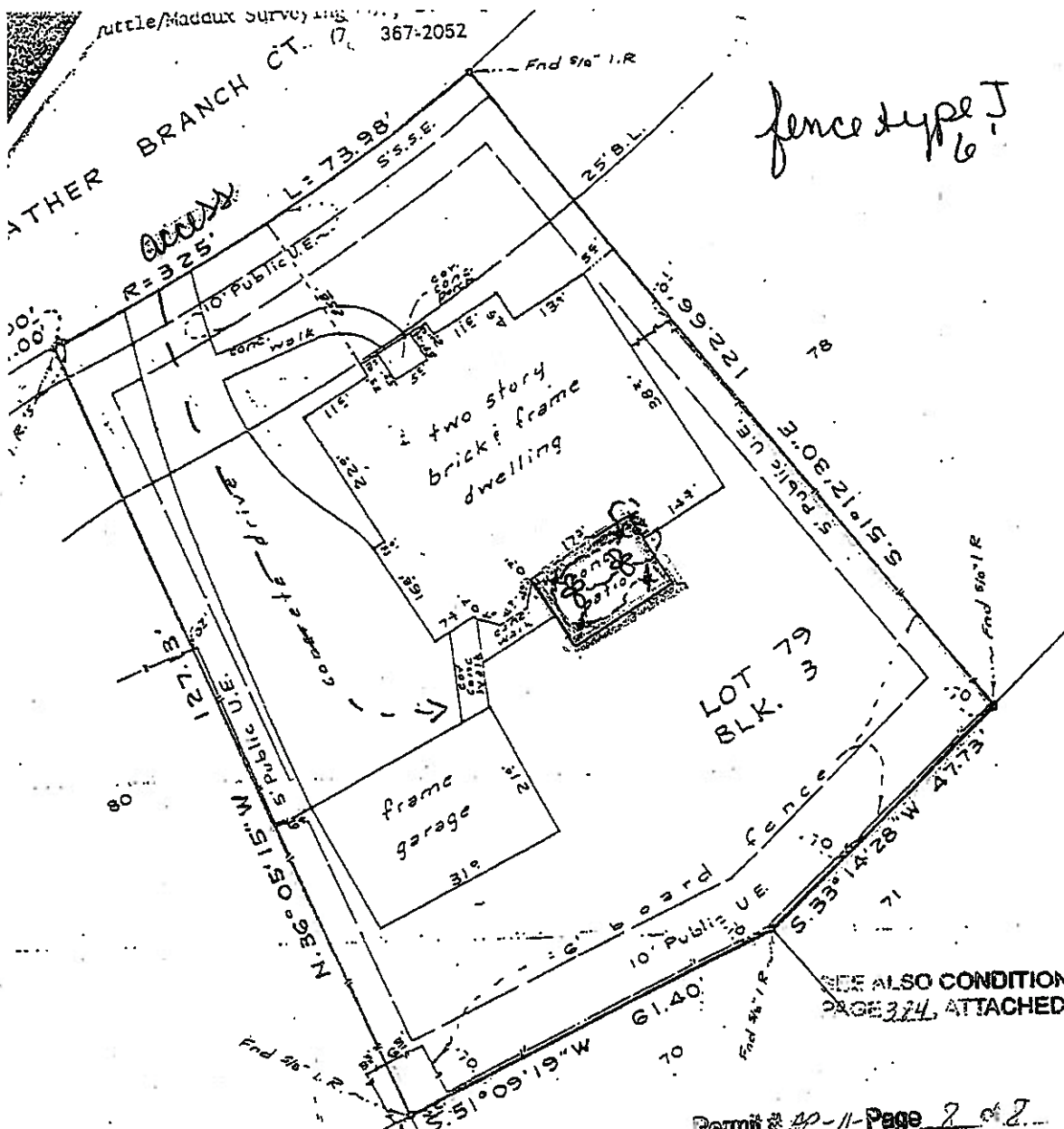
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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>Signed by:</small> <i>Shawn Arndt</i> <small>7A67410E0C094B83</small></p> <p>6/4/2026</p> <p>Affiant Shawn Arndt</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>Jeanette Arndt</i> <small>7C6B8D67B934BA</small></p> <p>6/5/2026</p> <p>Affiant Jeanette Arndt</p>
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SWORN AND SUBSCRIBED this _____ day of _____, 6/5/2026

Notary Public



fence type J
6'

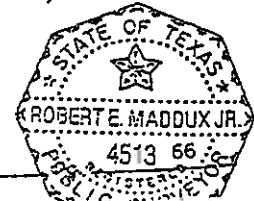
SEE ALSO CONDITIONS, PAGE 324 ATTACHED

Permit # 40-11-Page 2 of 2
01723

LAND TITLE SURVEY
 LOT 79, BLOCK 3
 THE WOODLANDS, VILLAGE OF PANTHER CREEK, SECTION 29
 A SUBDIVISION LOCATED IN THE JOHN TAYLOR SURVEY A-547, H. G. ROACH
 SURVEY A-687, & HENRY DURMAN SURVEY A-163
 MONTGOMERY COUNTY, TEXAS. REF. Cabinet F, Sheet 44A Map Records
 20' Date: December 5, 1989
 Scale: 1" = 20'
 Address: 14 Feather Branch Court, The Woodlands, Texas 77381
 This property does not lie within the 100 year flood plain per F.E.M.A.
 Community-Panel #480483-0205D revised January 6, 1988.

Leslie N. Walker *Corinne B. Walker*
 To Leslie N. Walker and wife Corinne B. Walker, Exclusively,
 I hereby certify that this survey was made on the ground, and that this plat correctly represents the facts found at the time of
 the survey and that this professional service conforms to the current Texas Surveyors Association Standards, and
 Specifications for a Category L-A Condition III Survey. I further certify that there are no
 encroachments on this property at this time and that all improvements if any, lie within the boundary lines except as shown.

Robert F. Maddux, Jr.
 Robert F. Maddux, Jr.
 R. P. S. No. 4513



GF# 8940517R File # 89-TM-1372 Book 26