

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: \_\_\_\_\_

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

Name of Affiant(s): Sandra E. Brooks,

Address of Affiant: 32 Waterford Way, Montgomery, TX 77356

Description of Property: Bentwater Section 6, Block 5, Lot 5

County Montgomery, Texas

"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 TX, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since 12/8/2016 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools 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 encroach on 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): added paver patio

5. We 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.

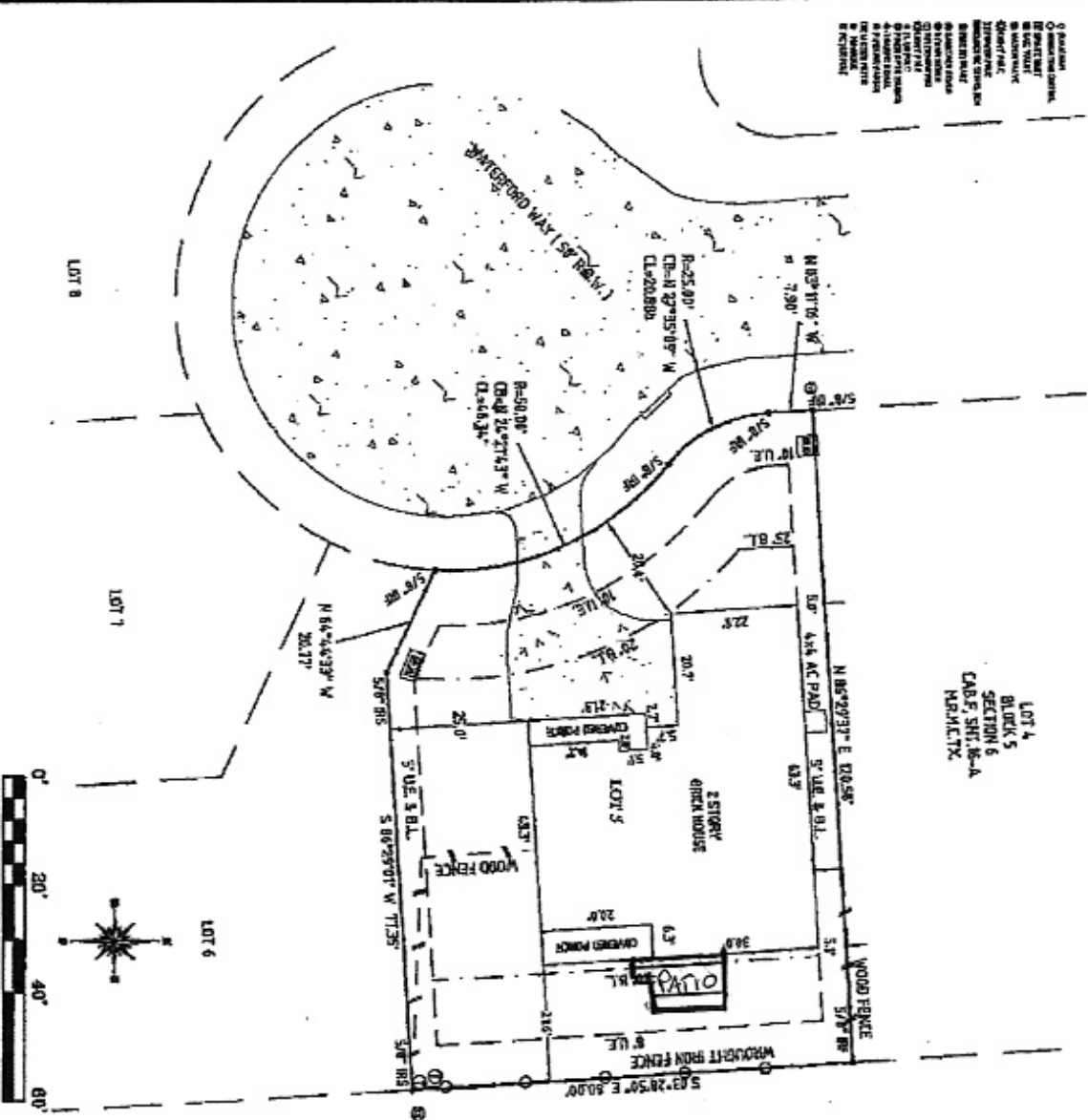
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Sandra E. Brooks  
Sandra E. Brooks



SWORN AND SUBSCRIBED this 24 day of May 2021,  
Kathryn A. Woods  
Notary Public

LOT 4  
BLOCK 5  
SECTION 6  
CAFÉ, SHI, R-A  
H.B.M.C.T.X.



100' G.S.A. EAST,  
VOL. 465, P. 61, 66  
D.B.M.C.T.X.

**SURVEY OF**  
LOT 5, BLK 5, SEC 6  
H.B.M.C.T.X.

LOCATED IN THE \_\_\_\_\_ SURVEY, ABSTRACT NO. \_\_\_\_\_  
LAINED ON THE \_\_\_\_\_ MAP \_\_\_\_\_ TIERHORN RECORD NO. \_\_\_\_\_  
VOLUME/COUNTY \_\_\_\_\_ P. \_\_\_\_\_ PAGE / SHEET \_\_\_\_\_ OF \_\_\_\_\_  
THIS MAP RECORDS \_\_\_\_\_ METROPOLY \_\_\_\_\_ COUNTY, TEXAS  
DATE: \_\_\_\_\_

1. I HEREBY CERTIFY TO HAVING A TRUE AND CORRECT COPY OF THIS SURVEY MADE FROM THE ORIGINAL RECORDS OF THE COUNTY CLERK OF METROPOLY COUNTY, TEXAS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE FACTS AS TO THE BOUNDARIES AND CONTENTS OF THE SURVEYED LANDS, AND THAT I AM A LICENSED SURVEYOR IN METROPOLY COUNTY, TEXAS, AND AM NOT PROVIDING ANY INFORMATION AS TO THE VALIDITY OF ANY PREVIOUS SURVEY.



- 2) THE BOUNDARIES OF THIS SURVEY ARE BASED ON THE ORIGINAL RECORDS OF THE COUNTY CLERK OF METROPOLY COUNTY, TEXAS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE FACTS AS TO THE BOUNDARIES AND CONTENTS OF THE SURVEYED LANDS, AND THAT I AM A LICENSED SURVEYOR IN METROPOLY COUNTY, TEXAS, AND AM NOT PROVIDING ANY INFORMATION AS TO THE VALIDITY OF ANY PREVIOUS SURVEY.
- 3) THIS SURVEY RELIES ON THE TITLE COMMITMENT FROM STUWART TITLE COMPANY, COUNTY OF METROPOLY, TEXAS, DATED MAY 1, 2014, FOR ALL PURPOSES OF RECORD.
- 4) I HAVE VIEWED AND HAVE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ORIGINAL RECORDS OF THE COUNTY CLERK OF METROPOLY COUNTY, TEXAS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE FACTS AS TO THE BOUNDARIES AND CONTENTS OF THE SURVEYED LANDS, AND THAT I AM A LICENSED SURVEYOR IN METROPOLY COUNTY, TEXAS, AND AM NOT PROVIDING ANY INFORMATION AS TO THE VALIDITY OF ANY PREVIOUS SURVEY.
- 5) I HEREBY CERTIFY TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE FACTS AS TO THE BOUNDARIES AND CONTENTS OF THE SURVEYED LANDS, AND THAT I AM A LICENSED SURVEYOR IN METROPOLY COUNTY, TEXAS, AND AM NOT PROVIDING ANY INFORMATION AS TO THE VALIDITY OF ANY PREVIOUS SURVEY.
- 6) ALL SURVEYED LANDS ARE SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE ORIGINAL RECORDS OF THE COUNTY CLERK OF METROPOLY COUNTY, TEXAS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE FACTS AS TO THE BOUNDARIES AND CONTENTS OF THE SURVEYED LANDS, AND THAT I AM A LICENSED SURVEYOR IN METROPOLY COUNTY, TEXAS, AND AM NOT PROVIDING ANY INFORMATION AS TO THE VALIDITY OF ANY PREVIOUS SURVEY.
- 7) ALL ADJACENT LAND OWNERS HAVE BEEN NOTIFIED OF THIS SURVEY AND HAVE BEEN GIVEN AN OPPORTUNITY TO OBJECT.
- 8) THE BOUNDARIES OF THIS SURVEY DO NOT REPRESENT ANY OTHER SURVEY OR RECORD.
- 9) ALL SURVEYED LANDS ARE SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN ON THE ORIGINAL RECORDS OF THE COUNTY CLERK OF METROPOLY COUNTY, TEXAS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME ACCURATELY REPRESENTS THE FACTS AS TO THE BOUNDARIES AND CONTENTS OF THE SURVEYED LANDS, AND THAT I AM A LICENSED SURVEYOR IN METROPOLY COUNTY, TEXAS, AND AM NOT PROVIDING ANY INFORMATION AS TO THE VALIDITY OF ANY PREVIOUS SURVEY.

**LENN & SYDNEY**  
SURVEYORS  
11111 W. LOOP SOUTH, SUITE 100  
METROPOLY, TEXAS 75114  
PHONE: 714-231-1111  
FAX: 714-231-1112  
WWW.LENNANDSYDNEY.COM

NO. 0001 (14) 1. COUNTY, TEXAS 1206-14-00  
09-19-14 1. W. LOOP SOUTH, SUITE 100  
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