

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

Date: September 13, 2021

GF No. _____

Name of Affiant(s): Yazmin Benavides,

Address of Affiant: 9583 Faulkner Rd., Cleveland, Texas 77328

Description of Property: A0593 - Williams T J, Track 2J-2, Acres 14

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 Texas, 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.

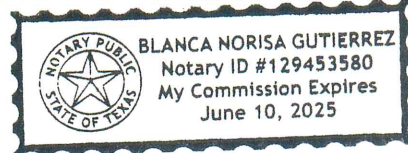
4. To the best of our actual knowledge and belief, since July 24, 2020 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): _____

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.

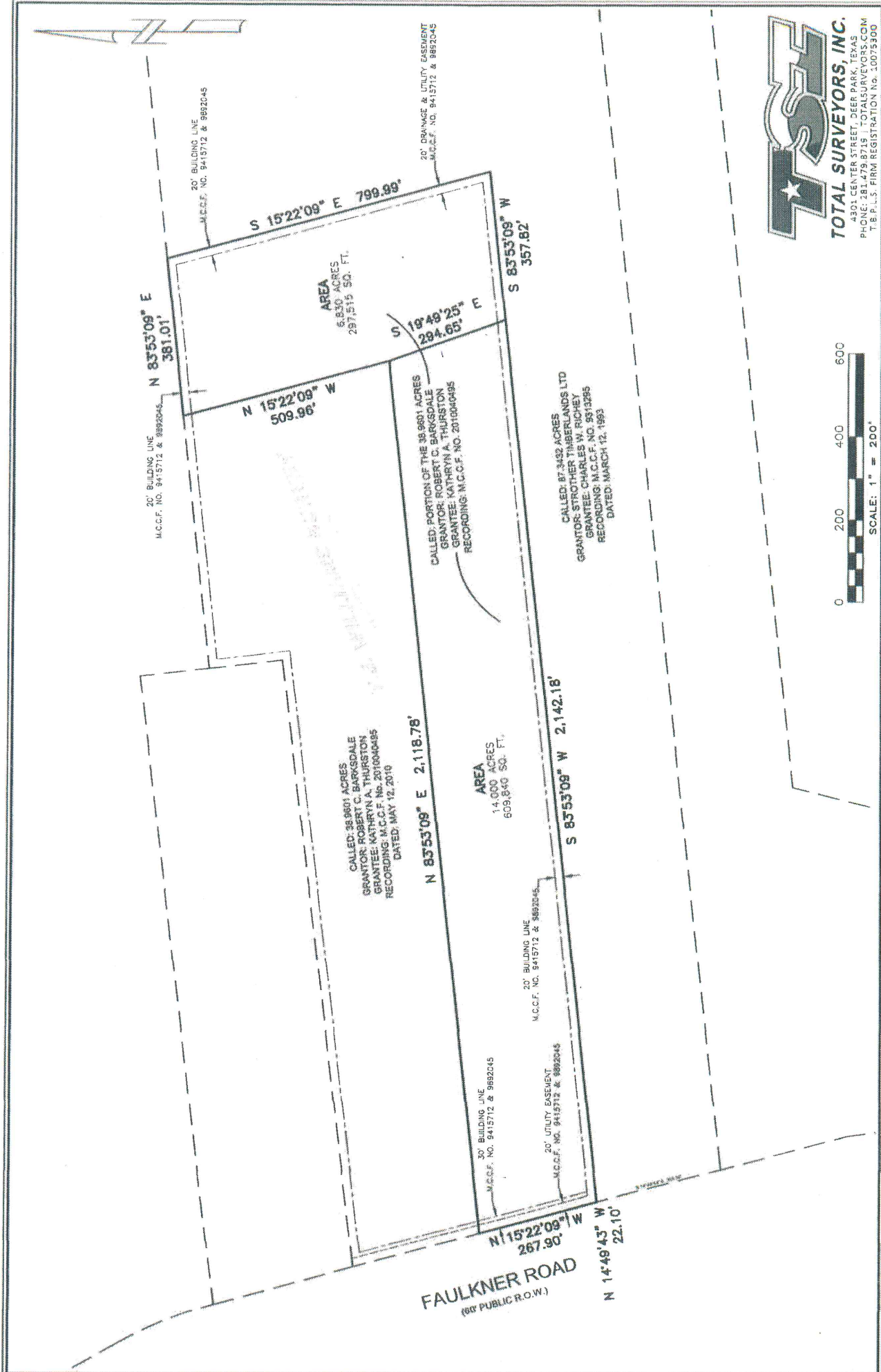
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Yazmin Benavides



SWORN AND SUBSCRIBED this 13 day of September, 2021
Blanca Norisa Gutierrez
Notary Public

Needs signature



20' BUILDING LINE
M.C.C.F. NO. 9415712 & 9892045
N 85°53'09" E
381.01'

20' BUILDING LINE
M.C.C.F. NO. 9415712 & 9892045

S 15°22'09" E 799.99'

AREA
6.830 ACRES
297,515 SQ. FT.

N 15°22'09" W
509.96'

CALL: PORTION OF THE 38.9801 ACRES
GRANTOR: ROBERT C. BARKSDALE
GRANTEE: KATHRYN A. THURSTON
RECORDING: M.C.C.F. NO. 2010040495
DATED: MAY 12, 2010

N 85°53'09" E 2,118.78'

CALL: 38.9801 ACRES
GRANTOR: ROBERT C. BARKSDALE
GRANTEE: KATHRYN A. THURSTON
RECORDING: M.C.C.F. NO. 2010040495
DATED: MAY 12, 2010

AREA
14.000 ACRES
609,840 SQ. FT.

S 85°53'09" W 2,142.18'

20' BUILDING LINE
M.C.C.F. NO. 9415712 & 9892045

20' BUILDING LINE
M.C.C.F. NO. 9415712 & 9892045

20' UTILITY EASEMENT
M.C.C.F. NO. 9415712 & 9892045

N 15°22'09" W
267.90'

FAULKNER ROAD
(60' PUBLIC R.O.W.)

N 14°49'43" W
22.10'

20' DRAINAGE & UTILITY EASEMENT
M.C.C.F. NO. 9415712 & 9892045

S 83°53'09" W
357.82'

CALL: 87.3452 ACRES
GRANTOR: STROTHER TIMBERLANDS LTD
GRANTEE: CHARLES W. RICHEY
RECORDING: M.C.C.F. NO. 9813295
DATED: MARCH 12, 1993



TSE
TOTAL SURVEYORS, INC.
 4301 CENTER STREET, DEER PARK, TEXAS
 PHONE: 281.479.8719 | TOTALSURVEYORS.COM
 T.B.P.L.S. FIRM REGISTRATION NO. 10075900

GWENDOLYN GUINN TAYLOR

Attorney At Law
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Cleveland, Texas 77328
(281) 592-3512
Fax (281) 592-6423

Gwendolyn Guinn Taylor
Royce Guinn [1916-2010]

124 N. Travis
Cleveland, Texas 77328

July 22, 2020

YAZMIN BENAVIDES
16814 Rolling Acres Drive
Humble, Texas 77396
Harris County

CHARLES WILLIAM RICHEY, SR. and CARRIE G. RICHEY
9625 Faulkner Road
Cleveland, Texas 77328
Montgomery County

Re: Being 14.000 acres of land and being a portion of that certain called 20.83 acre tract of land conveyed to Charles William Richey, Sr. and Carrie G. Richey, by deed recorded under Montgomery County Clerk's File No. 2014032154, and being further located within the T. J. Williams Survey, Abstract No. 593, City of Cleveland, Montgomery County, Texas. Said 14.000-acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

There will also be an EXHIBIT "B" for restrictions.

Dear Buyer and Sellers:

I have represented Superior Title in the preparation of legal documents for use in closing the above-referenced transaction.

While I have acted solely on behalf of Superior Title, YAZMIN BENAVIDES, the Buyer(s), and CHARLES WILLIAM RICHEY, SR. AND CARRIE G. RICHEY, Seller(s), and acknowledge that the legal fees incurred in preparing the legal documents will be paid by the buyer or the sellers even though I have not in any manner undertaken to assist or render legal advice to the buyer or the seller, except in the preparation of the legal documents. The buyer and the sellers further acknowledge and understand that they may retain independent legal counsel to represent their individual interests in the referenced transaction.

The buyer and the sellers specifically recognize that I do not have the responsibility to provide any truth-in-lending disclosures, any other truth-in-lending documents, or any other documents required by any regulations that apply to this transaction. The lender is responsible

Exhibit B

14 ACRES OUT OF 20.83 ACRES

RESTRICTIONS

NO COMMERCIAL OPERATION
LIVESTOCK FOR PERSONAL USE
NO RV/MOBILE HOME PARK
DIVIDED NO SMALLER THAN 2 ACRE TRACTS
NO STRUCTURES WITHIN 30 FT OF FAULKNER RD.
NO STRUCTURES WITHIN 20 FT. OF PROPERTY LINES
1 HOME STRUCTURE RESIDENCE PER 2 ACRES

METES AND BOUNDS DESCRIPTION
14.000 ACRES OF LAND (609,840 SQUARE FEET)
T. J. WILLIAMS SURVEY, ABSTRACT No. 593
CITY OF CLEVELAND, MONTGOMERY COUNTY, TEXAS

Being 14.000 Acres of Land (609,840 square feet) and being a portion of that certain called 20.83 acre tract of land, conveyed to Charles William Richey, Sr. and Carrie G. Richey, by deed recorded under Montgomery County Clerk's File No. 2014032154, on April 11, 2014, Montgomery County, Texas and being further located within the T. J. Williams Survey, Abstract No. 593, City of Cleveland, Montgomery County, Texas and being more particularly described by metes and bounds as follows;

- All bearings referenced herein are based on the recorded deed of said 20.83 acre tract of land.

BEGINNING at a 1 inch iron pipe found for corner, said corner being located at the northwest boundary corner of a called 87.3432 acre tract of land, conveyed to Charles W. Richey, by deed recorded under Montgomery County Clerk's File No. 9313295 on March 12, 1993, same being the southwest boundary corner of said 20.83 acre tract, and being a point located in the east right-of-way line of Faulkner Road, a called 60 wide public right-of-way;

THENCE North 14° 49' 43" West, along the east right-of-way line of said Faulkner Road, same being the west boundary line of said 20.83 acre tract, for a distance of 22.10 feet, to a 1 inch iron pipe found for corner;

THENCE North 15° 22' 09" West, continuing along the east right-of-way line of said Faulkner Road, same being the west boundary line of said 20.83 acre tract, for a distance of 267.90 feet, to a 5/8 inch iron rod with plastic cap found for corner, said corner being the northwest boundary corner of said 20.83 acre tract, same being the southwest boundary corner of the residue of a called 38.9601 acre tract of land, conveyed to Kathryn A. Thurston, by deed recorded under Montgomery County Clerk's File No. 2010040495 on May 12, 2010;

THENCE North 83° 53' 09" East, along a northerly boundary line of said 20.83 acre tract, same being the south boundary line of said 38.9601 acre tract, for a distance of 2,118.78 feet, to a 5/8 inch iron rod with plastic cap found for corner;

THENCE South 19° 49' 25" East, across said 20.83 acre tract, for a distance of 294.65 feet, to a 5/8 inch iron rod with plastic cap set for corner, said corner being located in the south boundary line of said 20.83 acre tract, same being the north boundary line of said 87.3432 acre tract;

THENCE South 83° 53' 09" West, along the south boundary line of said 20.83 acre tract, same being a northerly boundary line of said 87.3432 acre tract, for a distance of 2,142.18 feet, to the **POINT OF BEGINNING** and containing within these calls 609,840 square feet or 14.000 Acres of Land.

A survey plat has not been prepared in conjunction with this metes and bounds description. (TSI Job No. 14-106)

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:

TOTAL SURVEYORS, INC.

T.B.P.L.S. Firm Registration No. 10075300
4301 Center Street, Deer Park, Texas 77536
281-479-8719, July 16, 2020

