

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

Date: 01/23/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Sara M Weaver, Executor D Arleen Weise Estate, Deceased  
Address of Affiant: 24827 Friar Track Dr., Hockley, TX 77447  
Description of Property: A0240-GIBSON WILLIAM TRACK 2, 1.87 ACRES  
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 \_\_\_\_\_, 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 September 16, 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.

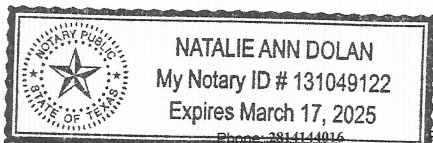
EXCEPT for the following (If None, Insert "None" Below): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Sara M Weaver, Executor D Arleen Weise Estate, Deceased

SWORN AND SUBSCRIBED this 24 day of January, 2022  
Natalie Ann Dolan  
Notary Public



(TXR-1907) 02-01-2010

# LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 5/8" I.R. W/CAP
- AC PAD
- ⊖ POWER POLE
- GUY WIRE
- PROPANE TANK
- ⊙ SEPTIC TANK
- ⊗ WATER WELL
- ⊕ TELE PEDESTAL
- GENERATOR



COVERED AREA



CONCRETE



GRAVEL

- HOG WIRE FENCE
- CHAIN LINK FENCE
- OP— OVERHEAD POWER
- - - - EASEMENT LINE

ACREAGE

**N 89°59'00" E 326.89'**

FOUND AXLE

FOUND 1/2" I.R.

**BEYETTE ROAD**

69' ROADWAY EASEMENT (VOL 492, PG 36 D.R.M.C.)

N 00°14'00" E 434.18'

BEYETTE ROAD  
38' ROADWAY EASEMENT (VOL 492, PG 36 D.R.M.C.)

S 01°25'00" E 434.31'

**TRACT I  
3.32 ACRES**

6.15 ACRES  
(VOL 847, PG 62 D.R.M.C.)

**P.O.B. TRACT I**  
SET 5/8" I.R.

**S 89°59'00" W 339.40'**

**N 89°59'00" E 339.40'**

SET 5/8" I.R.

ACREAGE

N 00°14'00" E 237.31'

S 01°25'00" E 237.38'

**P.O.B. TRACT II**  
SET 5/8" I.R.

**TRACT II  
1.87 ACRES**

**S 89°59'00" W 346.23'**

**N 89°59'00" E 346.23'**

SET 5/8" I.R.

**TRACT III  
0.96 ACRES**

N 00°14'00" E 120.38'

S 01°25'00" E 120.41'

FOUND 1" I.R.

**P.O.B. TRACT III**  
**P.O.C. TRACT I & II**

**S 89°59'00" W 349.70'**

SET 5/8" I.R.

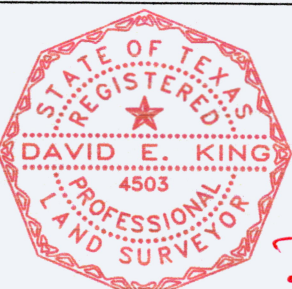
**NOTES:**

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY BEARING ORIENTATION BASED ON THE WESTERN LINE OF THE CALLED 6.15 ACRES, AS PER DEED ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES BEARINGS BASED ON RECORDED DEED OF THE CALLED 6.15 ACRES (VOL 847, PG 62 D.R.M.C.) FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE SUBJECT TRACT ON THE FIRMS THE INFORMATION SHOULD ONLY BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT TO ANY ACTUAL FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS

<b>DESCRIPTION:</b> BEING 3 TRACTS OF LAND OUT OF A CALLED 6.15 ACRES AS RECORDED IN VOL 847, PG 62 D.R.M.C.		This lot <u>does not</u> appear to lie in the 100 year flood plain and appears to be in ZONE X as located by the Federal Insurance Administration Designated Flood Hazard Area by Community Panel No. 48339C0490F dated 12/19/1996
<b>RECORDATION:</b> VOL 847, PG 62 D.R.M.C.	<b>COUNTY:</b> MONTGOMERY <b>ST:</b> TX <b>ABSTRACT:</b> W. GIBSON, A-240	
<b>RECORD OWNER:</b> ALFRED WEAVER	<b>TITLE COMPANY:</b>	
<b>ADDRESS:</b> 30410 BEYETTE ROAD MAGNOLIA, TX 77355		<b>JOB #:</b> 1209192



<b>FIELD WORK:</b>	LK
<b>DRAFTED BY:</b>	DK, JR
<b>CHECKED BY:</b>	DK, SR
<b>G.F. NUMBER</b>	



*David E. King* 12-9-12  
DAVID E. KING DATE

I, David E. King, Sr., Texas Registered Professional Surveyor Number 4503, hereby certify to the Title Insurer, Lender, and Purchaser referenced herein ONLY, that this plat was made from an actual survey on the ground by me or under my direction; this survey substantially complies to the current Texas Society of Professional Surveyors Standards and Specifications. Not valid without both electronic seal and signature.

**KLSS**  
**KING'S LAND SURVEYING SOLUTIONS, LLC**  
Professional Land Surveyors  
3411 KEYGATE DRIVE SPRING, TX 77368 (281)350-0003