

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

Date: 04/29/2022 GF No. \_\_\_\_\_  
 Name of Affiant(s): Danny Keck, Pamela Keck  
 Address of Affiant: 32619 Ryder Cup Lane, Magnolia, TX 77354  
 Description of Property: Lake Windcrest 05  
 County: Montgomery County, 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 Sept 9<sup>th</sup>, 2013 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.

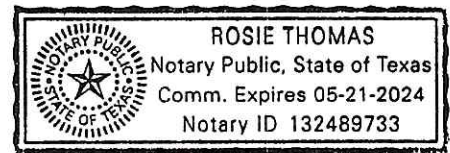
*Danny Keck*  
 \_\_\_\_\_  
 Danny Keck

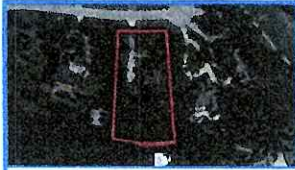
*Pamela Keck*  
 \_\_\_\_\_  
 Pamela Keck

SWORN AND SUBSCRIBED this 29<sup>th</sup> day of April, 2022.

*[Signature]*  
 \_\_\_\_\_  
 Notary Public

(TXR 1907) 02-01-2010





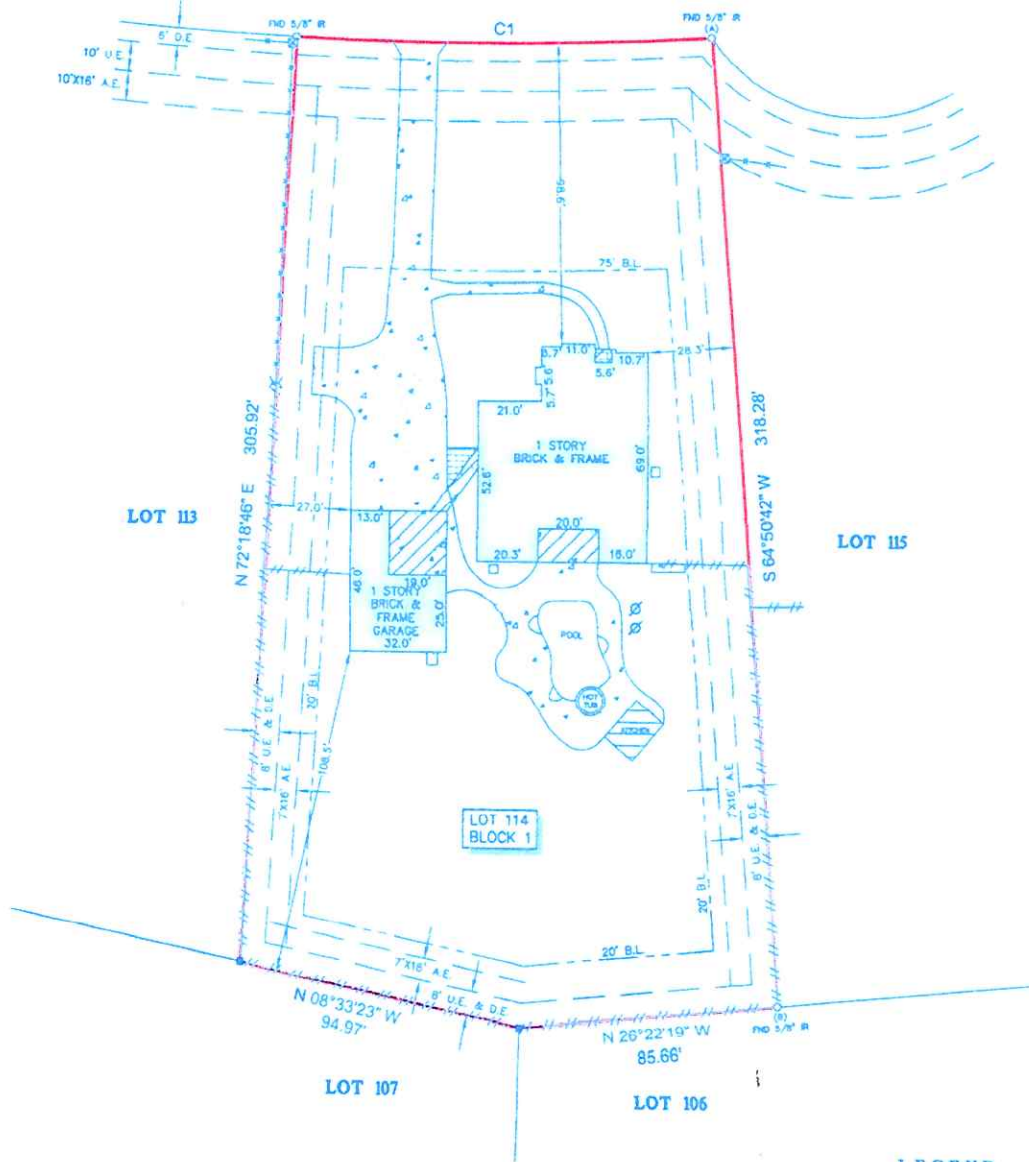
TITLE COMPANY:  
**CHARTER**  
 TITLE CO



SCALE 1"=40'

S.F. # 3129002128 ISSUE DATE: 9-9-13

**RYDER CUP LANE**  
(60' R.O.W.)



**LEGEND**


- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUCCESSOR OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - RESTRICTIVE COVENANTS AS RECORDED BY CAD. M. 84-42, M.R. C.F. NOS. 09042213, 09058578, 9007338, 9007988, 2000-003112, 2001-092209, 2002-019489, 2002-037643, 2005094070, 2006032073, 2013010592.
  - AN AGREEMENT WITH RELIANT ENERGY, H.L.S.P. AS RECORDED UNDER C.F. NO. 99003855.
  - SUBJECT TO THE EASEMENT RIGHTS ASSIGNED TO CHAMPION REALTY CORPORATION AS RECORDED UNDER C.F. NO. 9113421.
  - AN EASEMENT GRANTED TO H.L.S.P. AS RECORDED IN VOL. 827, PG. 925, VOL. 1075, PG. 925, D.R.M.C.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1253.14'	137.35'	S 20°49'44" E	137.28'

CLIENT: DANNY KECK AND PAMELA KECK		FLOOD ZONE: "X"	FLOOD MAP #: 48339C 0505 F
ADDRESS: 32619 RYDER CUP LANE		FLOOD MAP DATE: 12-19-96	FLOOD MAP COUNTY: MONTGOMERY
		PROJECT: A LAND TITLE SURVEY OF LOT 114, IN BLOCK 1, OF FINAL PLAT OF LAKE WINDCREST, SECTION 5, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M, SHEET 42 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.	
SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 10, 2013 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.			
		www.survey1inc.com survey1@survey1inc.com P.O. Box 2543 • Avon, TX 77812 (281)395-1382 • Fax (281)395-1583	FIELD CREW: JC DRAFTER: MC
		JOB #: 9-22449-13	DATE: 9-10-13