

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)

Date: July 7, 2023

GF#: CTH-CO-CTT23771277

Name of Affiant(s): Keyser Family Living Trust
Address of Affiant: 11785 Thompson Rd, Willis, TX 77318
Description of Property: Area 18 (Willis -East of IH45) Parcel ID(s): 0015-03-05310
A0015 - De La Garza, TRACT 53, 54, ACRES 10.0554
A0015 - De La Garza, TRACT 53, 54, ACRES 7.5
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 duly 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 ~~7, 2023~~ ^{10, 2015}, 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):

Wencings removed
Shed removed, Shed added

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.



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)
(Continued)

Keyser Family Living Trust

BY: Laura Lee Stephens
Laura Lee Stephens

BY: _____
Daniel Stephens

BY: William L. Keyser
William L. Keyser

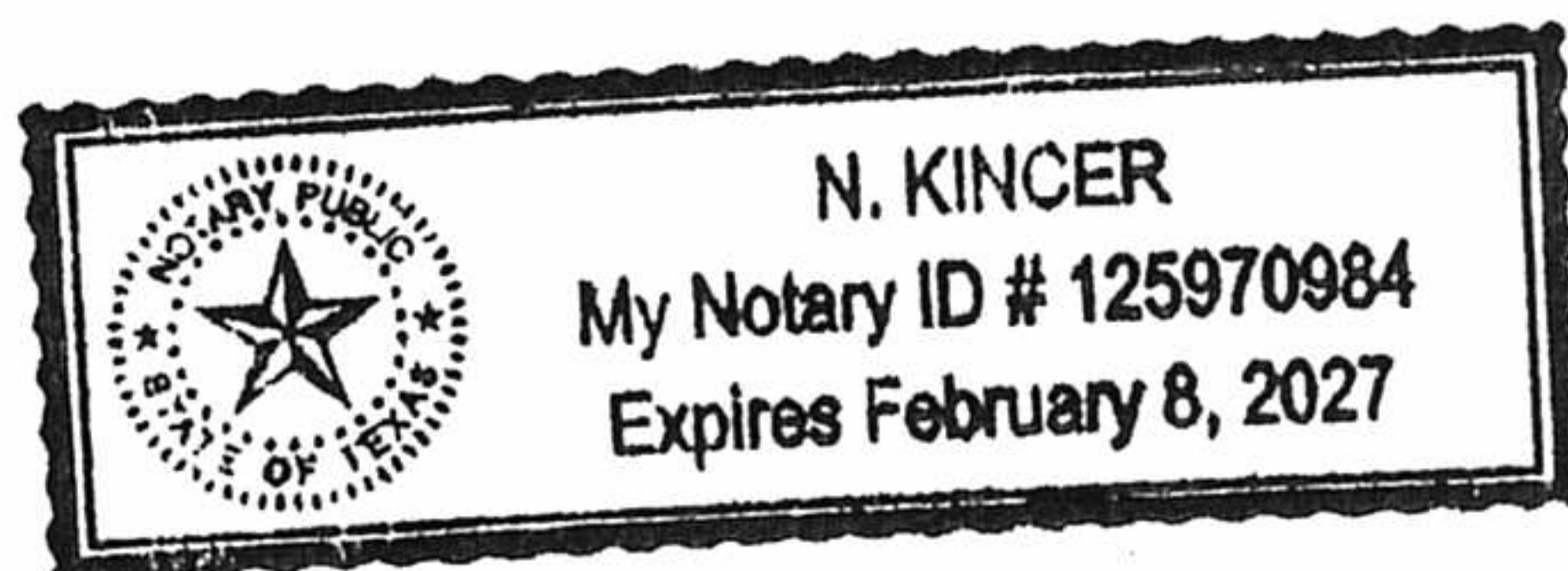
BY: _____
Gail L. Keyser

State of TEXAS
County of Montgomery

Sworn to and subscribed before me on August 16, 2023 by Laura Lee Stephens as _____, Daniel Stephens as _____, William L. Keyser as _____ and Gail L. Keyser as _____, of Keyser Family Living Trust.

(Personalized Seal)

[Signature]
Notary Public's Signature





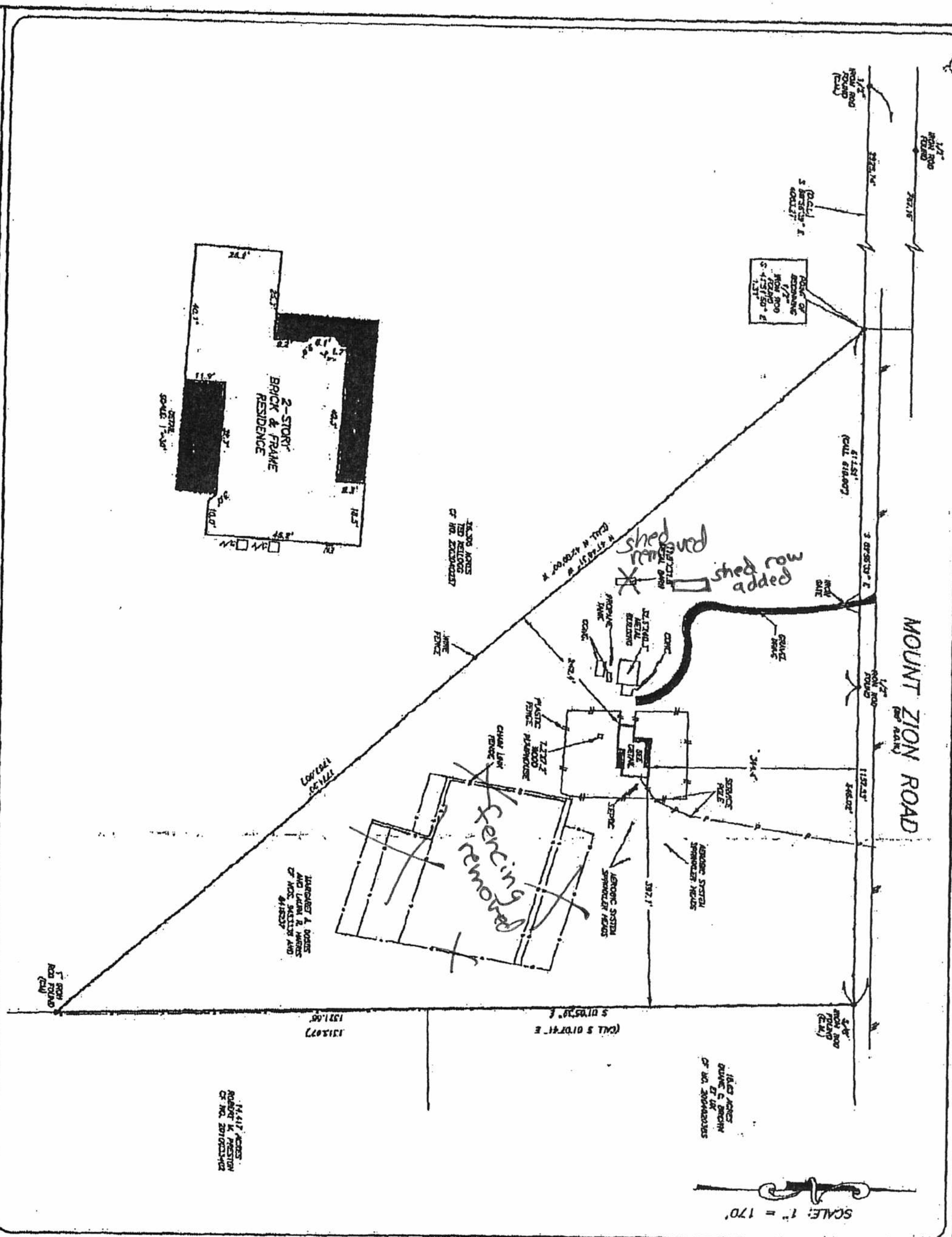
STACY BROOK
214-351-1488

Team Behind the
GWIN PAVOR
936-519-1160



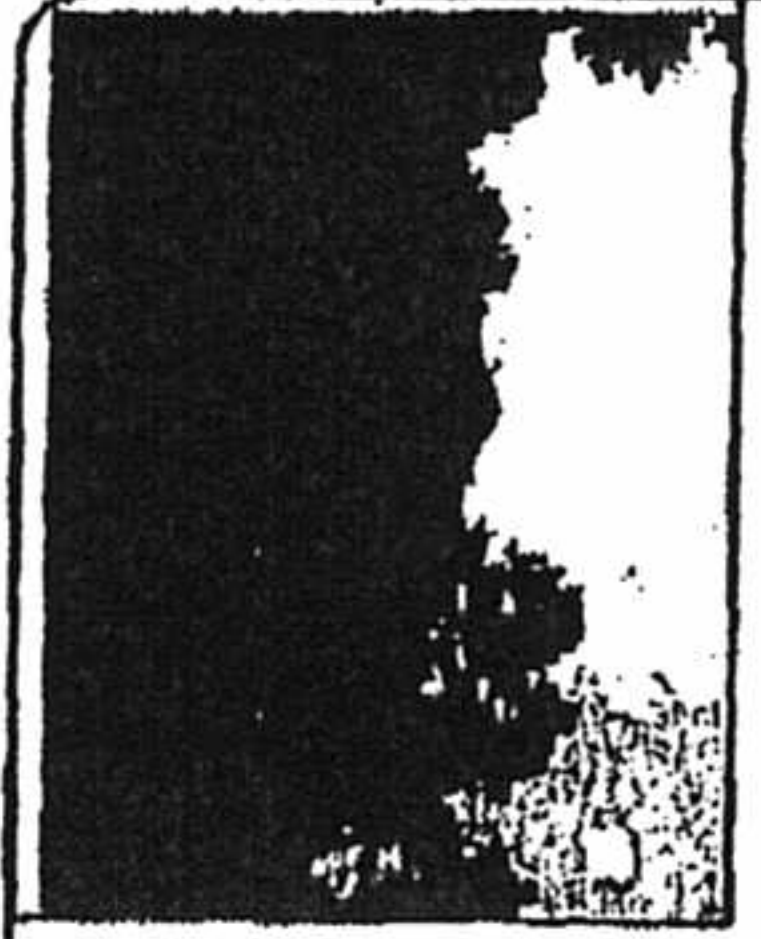
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OF NO. 150004827 TEXAS HOMELAND TITLE
ADDRESS: 6318 MOUNT ZION ROAD
NEW WARELY, TEXAS 77338
BORROWER: WILLARD BULLCK AND
SUSAN BULLCK

17.5554 ACRES
SITUATED IN THE J.M.
DE LA GARZA GRANT, A-15
MONTGOMERY COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS PROPERTY DOES NOT LIE WITHIN THE
FLOOD HAZARD ZONE AS SET FORTH IN
FEMA FLOOD INSURANCE RATE MAP
NUMBER 17045C0101A DATED 05/12/2015
DATE REVISION: 05/12/2015

BASED ON THE BEST AVAILABLE INFORMATION OF THE
SURVEYOR, THERE IS NO KNOWN RECORD OF ANY
DETERMINATION OF FLOOD HAZARD STATUS
FOR THIS PROPERTY.

A SUBSTANTIAL INVESTIGATION
WAS CONDUCTED BY THIS SURVEYOR.

D.C.L. - ORIGINAL CONVEYANCE LINE
RECORD NUMBER ASSIGNED BY THE RECORDS
SECTION

1. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE 15th DAY OF MAY 2015, AND THAT I AM
A LICENSED SURVEYOR IN THE STATE OF TEXAS.
I HAVE NOT BEEN CONVICTED OF ANY CRIME
RELATING TO THE PRACTICE OF SURVEYING,
AND I AM NOT UNDER ANY DISCIPLINARY
ACTION BY THE BOARD OF SURVEYING AND
LAND RIGHTS.

TERENCE M. SHAW
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 140715-000000
MAY 14, 2015



STATE OF TEXAS

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§
§
§
§

COUNTY OF MONTGOMERY

Metes & Bounds Description

A tract of land containing 17.5554 Acres situated in the J.M. De La Garza Grant, Abstract 15, Montgomery County, Texas being a combination of a tract recorded in the name of Margaret A. Dobbs & Laura R. Harris under Montgomery County Clerk's File (M.C.C.F.) No. 8416237 of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.T.) and a tract recorded in the name of Margaret A. Dobbs under M.C.C.F. No. 9453338 of the O.P.R.R.P.M.C.T. and being more particularly described by metes and bounds as follows: (assumed basis of bearings)

BEGINNING at a point on a southerly right-of-way line of Mount Zion Road (80 Feet wide) being the northeast corner of a tract recorded in the name of Ted Kellogg under M.C.C.F. No. 2003040257 of the O.P.R.R.P.M.C.T. and being the northwest corner of said tract recorded under M.C.C.F. No. 8416237 of the O.P.R.R.P.M.C.T. and being the northwest corner of this tract from which a 1/2 Inch iron rod found bears South 41° 51' 50" East a distance of 1.51 Feet;

THENCE, SOUTH 89° 56' 39" EAST, with said south right-of-way line of Mount Zion Road, passing at a distance of 611.51 Feet (called 610.00 Feet) a 1/2 Inch iron rod found and continuing for a total distance of 1157.53 Feet to a 5/8 Inch iron rod found at the northeast corner of the aforementioned tract recorded under M.C.C.F. No. 9453338 of the O.P.R.R.P.M.C.T. being the northeast corner of this tract;

THENCE, SOUTH 01° 05' 39" EAST (called South 01° 07' 44" East), with the west lines of a tract recorded in the name of Duane C. Brown et ux under M.C.C.F. No. 2004020385 of the O.P.R.R.P.M.C.T. and a tract recorded in the name of Robert M. Preston under M.C.C.F. No. 2010033402 of the O.P.R.R.P.M.C.T., a distance of 1,321.56 Feet (called 1,313.97 Feet) to a 1 Inch iron rod found at the south corner of this tract;

THENCE, NORTH 41° 48' 31" WEST (called North 42° 00' 00" West), with the northeasterly line of the aforementioned Kellogg Tract, a distance of 1,774.20 Feet (called 1767.00 Feet) to the POINT OF BEGINNING and containing 17.5554 Acres of land.

(See attached drawing)



Terrance P. Mish
Registered Professional Land Surveyor
No. 4981
Job No. 15-06389
July 10, 2015