

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): Dustin Whitaker  
Address of Affiant: 13478 Crystal Court, Conroe TX 77303  
Description of Property: 13478 Crystal Court, Conroe TX 77303  
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 09/22/2016 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.

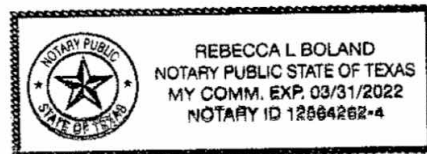
EXCEPT for the following (If None, Insert "None" Below:)

**Wood chicken coop without a foundation**

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.

SWORN AND SUBSCRIBED this 4th day of May, 20 20.

Rebecca L. Boland  
Notary Public



GF NO. 2168310-H043 FIRST AMERICAN TITLE  
 ADDRESS: 13478 CRYSTAL COURT  
 CONROE, TEXAS 77303  
 BORROWER: DUSTIN W. WHITAKER AND  
 HEATHER WHITAKER

**2.46 ACRES  
 BEING TRACTS 22 AND 23  
 CHASEWOOD FOREST SUBDIVISION**

AN UNRECORDED SUBDIVISION SITUATED IN THE  
 JOSEPH WOOD SURVEY, ABSTRACT NO. 637  
 MONTGOMERY COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENT(S) TO GULF STATES UTILITIES CO. PER  
 VOL. 269, PG. 187 AND VOL. 916, PG. 18.



THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0425 G  
 MAP REVISION: 18/19/2014  
 ZONE AE  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 ENCOURAGES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

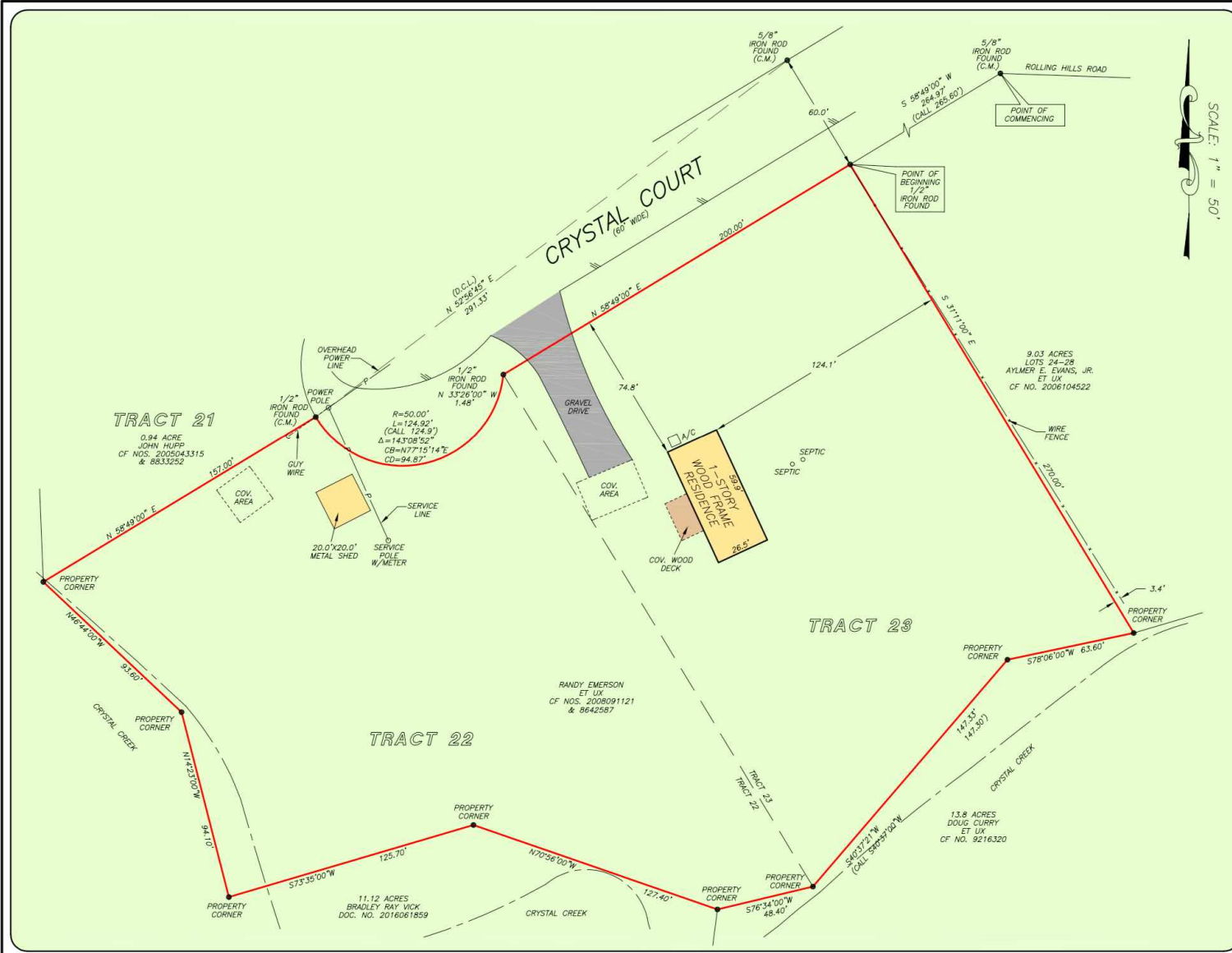
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CF NO. 8642587 M.C.D.R.

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 16-08153  
 AUGUST 31, 2016



SCALE: 1" = 50'



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 261-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 190 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

STATE OF TEXAS                    §  
  §  
  §  
  §  
COUNTY OF MONTGOMERY       §

Metes & Bounds Property Description

A tract of land containing 2.46 Acres known as Tracts 22 & 23 of Chasewood Forest Subdivision, an unrecorded subdivision situated in the Joseph Wood Survey, Abstract 637, Montgomery County, Texas, being the same tract recorded in the name of Randy Emerson et ux under Montgomery County Clerk's File (M.C.C.F.) No. 2008091121 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being further described under M.C.C.F. No. 8642587 of the O.P.R.M.C.T., and being more particularly described by metes and bounds as follows (bearings based on said M.C.C.F. No. 8642587 of the O.P.R.M.C.T.)

COMMENCING at an iron rod found at the intersection of the southerly line of Rolling Hills Road, and the southeast line of Crystal Court (60 Feet wide), being a corner of a tract recorded in the name of Aylmer E. Evans, Jr. et ux under M.C.C.F. No. 2006104522 of the O.P.R.M.C.T.;

THENCE, SOUTH 58° 49' 00" WEST, with said south line of Crystal Court, a distance of 264.97 Feet (called 265.60 Feet) to a 1/2 Inch iron rod found at the northerly corner of the aforementioned Tract 23, being the northerly corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 31° 11' 00" EAST, with the westerly line of Tract 24, being the west line of said Evans Tract, a distance of 270.00 Feet to a point at the easterly corner of said Tract 23, being the easterly corner of this tract;

THENCE, with Crystal Creek the following seven (7) courses:

1. SOUTH 78° 06' 00" WEST, a distance of 63.60 Feet to a point at a corner of this tract;
2. SOUTH 40° 37' 21" WEST (called South 40° 37' 00" West), a distance of 147.33 Feet (called 147.3 Feet) to a point at a corner of this tract;
3. SOUTH 76° 34' 00" WEST, a distance of 48.40 Feet to a point at a corner of this tract;
4. NORTH 70° 56' 00" WEST, a distance of 127.40 Feet to a point at a corner of this tract;
5. SOUTH 73° 35' 00" WEST, a distance of 125.70 Feet to a point at a corner of this tract;
6. NORTH 14° 23' 00" WEST, a distance of 94.10 Feet to a point at the southwesterly corner of the said Tract 22, being the southwesterly corner of this tract;
7. NORTH 46° 44' 00" WEST, a distance of 93.60 Feet to a point at the northwesterly corner of the said Tract 22, being the westerly corner of this tract;

THENCE, NORTH 58° 49' 00" EAST, with the southerly line of Tract 21, being a tract recorded in the name of John Hupp under M.C.C.F. No. 2005043315 of the O.P.R.M.C.T., being further described under M.C.C.F. No. 8833252 of the O.P.R.M.C.T., a distance of 157.00 Feet to a 1/2 Inch iron rod found on the line of a cul-de-sac at the end of the aforementioned Crystal Court being a corner of this tract;

THENCE, with the southerly lines of said Crystal Court the following two (2) courses:

1. in a northeasterly direction with the arc of a curve to the left, having a radius of 50.00 Feet, and arc length of 124.92 Feet (called 124.9 Feet), a central angle of 143° 08' 52", a chord bearing of NORTH 77° 15' 14" EAST, and a chord distance of 94.87 Feet to a point at a corner of this tract from which a 1/2 Inch iron rod bears North 33° 26' 00" West, a distance of 1.48 Feet;

2. NORTH 58° 49' 00" EAST, a distance of 200.00 Feet to the POINT OF BEGINNIG and containing 2.46 Acres of land. (See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 16-08153  
August 31, 2016