

### T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
 Name of Affiant(s): Robert and Meredith Redfearn  
 Address of Affiant: 504 Barbara Lane, Conroe, TX 77301  
 Description of Property: S961502-WOODCREST 02, LOT 13  
 County Montgomery, Texas  
 Date of Survey: 05/19/16



"Title Company" as notary herein is a 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:

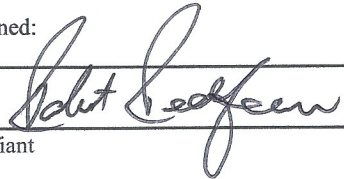
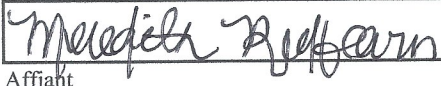
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

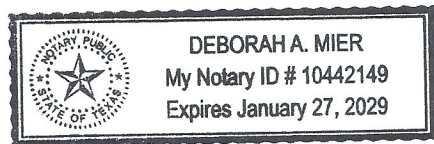
None

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 26 day of June, 2025.



  
Notary Public

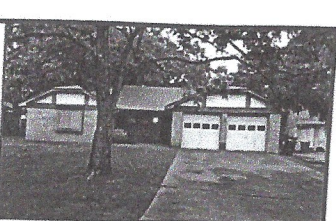


TITLE COMPANY:



**First American Title**  
936-494-0990

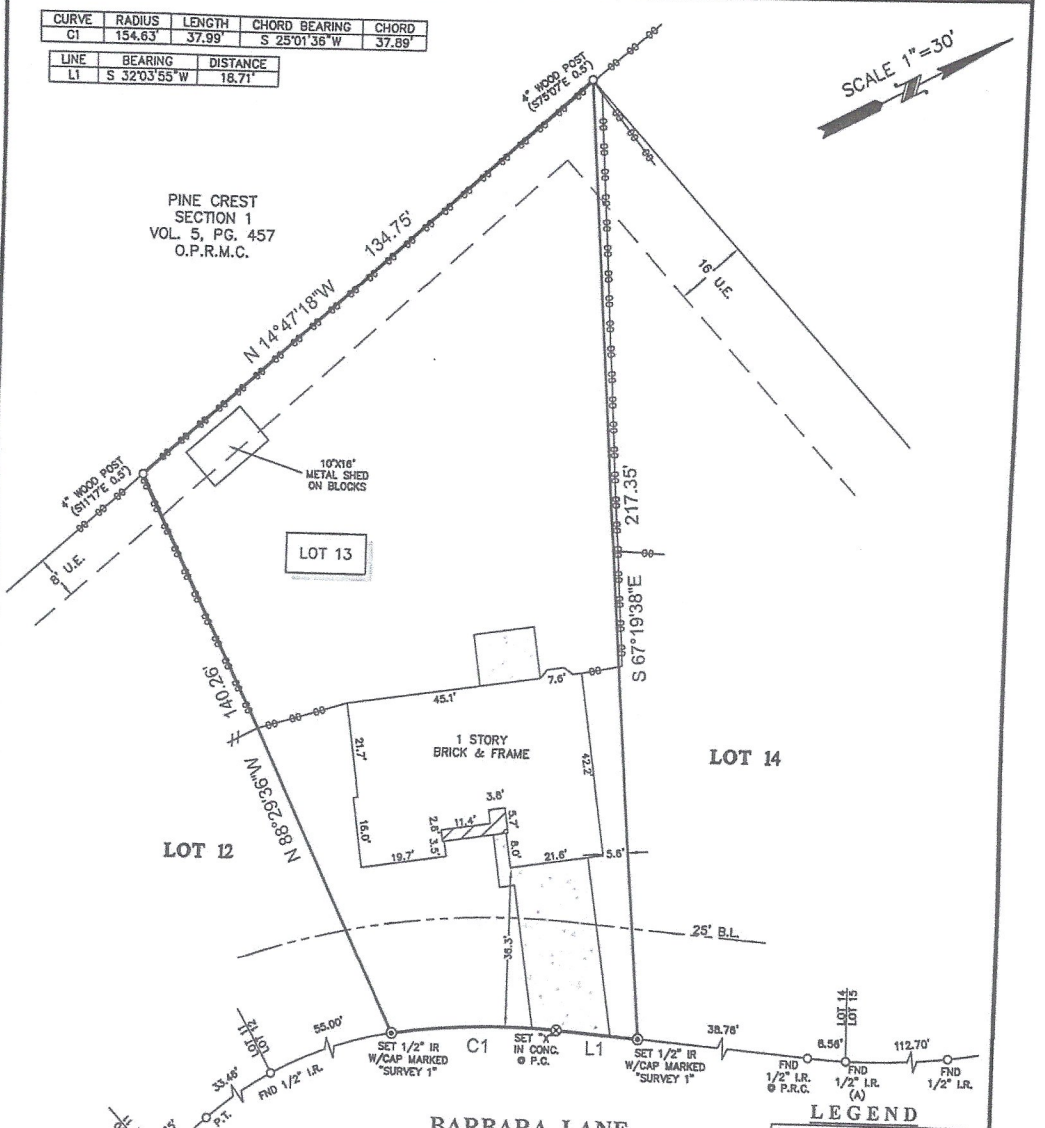
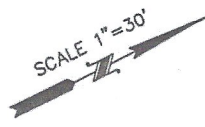
G.F. #: 2141401-H043      ISSUE DATE: MAY 17, 2016



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	154.63'	37.99'	S 25°01'36" W	37.89'

LINE	BEARING	DISTANCE
L1	S 32°03'55" W	18.71'



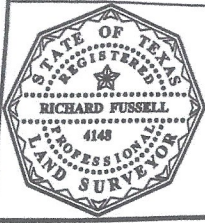
**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE, TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON MAY 17, 2016, UNDER G.F. NO. 2141401-H043.

**LEGEND**

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- CONCRETE
- COVERED AREA
- FENCE
- o—o—o— CHAIN LINK
- H—H—H— WOOD

LEGAL DESCRIPTION: LOT 13, OF WOODCREST, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SHEET 69A OF THE MAP/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.



SURVEYORS CERTIFICATE:  
BY MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 16, 2016 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 PUTTRUSIONS EXCEPT AS SHOWN.

*Richard Fussell*  
RICHARD FUSSELL  
RPLS# 4148

CLIENT: KELLEY BROWN AND CHRISTOPHER E. BROWN  
ADDRESS: 504 BARBARA LANE

www.survey1inc.com  
survey1@survey1inc.com

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Abilene, TX 77512 | (281)393-1382

FIELD CREW: JR	TECH: EF
DRAFTER: AR	FINAL CHECK: EF
DATE: 5-19-16	JOB# 5-45454-16