

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: April 25, 2025

GF No. _____

Name of Affiant(s): Tracey Bryan

Address of Affiant: 11 E. Thymewood Place, The Woodlands, TX 77382

Description of Property: Lot 16, Block 1, The Woodlands Village of Sterling Ridge 04

County Montgomery, Texas

Date of Survey: November 21, 2001

"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:

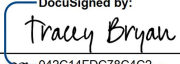
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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

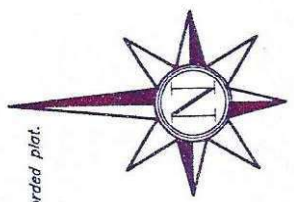
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

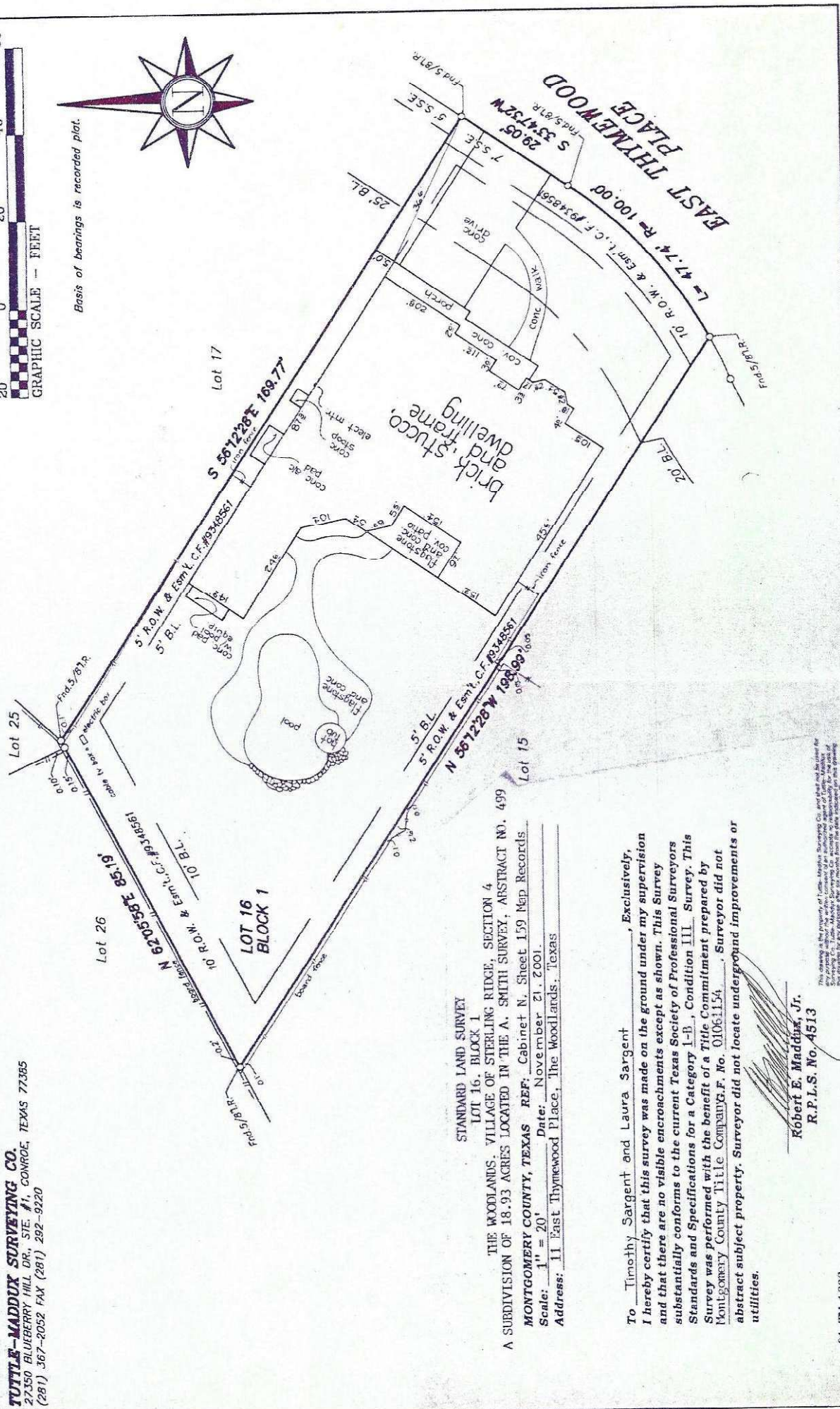
<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><small>DocuSigned by:</small>  <small>042C11FDC78C4C2</small> Affiant Tracy Bryan</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p>_____ Affiant</p>
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SWORN AND SUBSCRIBED this _____ day of _____, 4/27/2025

Notary Public



Basis of bearings is recorded plat.



TUTTLE-MADDUX SURVEYING CO.
 27350 BLUEBERRY HILL DR., STE. #1, CONROE, TEXAS 77385
 (281) 367-2052 FAX (281) 292-9220

STANDARD LAND SURVEY
 LOT 16, BLOCK 1
 THE WOODLANDS, VILLAGE OF STERLING RIDGE, SECTION 4
 A SUBDIVISION OF 18.93 ACRES LOCATED IN THE A. SMITH SURVEY, ABSTRACT NO. 499
 MONTGOMERY COUNTY, TEXAS REF: Cabinet N, Sheet 159 Map Records
 Scale: 1" = 20'
 Date: November 21, 2001
 Address: 11 East Thymewood Place, The Woodlands, Texas

To Timothy Sargent and Laura Sargent, Exclusively,
 I hereby certify that this survey was made on the ground under my supervision
 and that there are no visible encroachments except as shown. This Survey
 substantially conforms to the current Texas Society of Professional Surveyors
 Standards and Specifications for a Category I-B, Condition III Survey. This
 Survey was performed with the benefit of a Title Commitment prepared by
 Montgomery County Title Company, F. No. 01061134. Surveyor did not
 abstract subject property. Surveyor did not locate underground improvements or
 utilities.

Robert E. Maddux, Jr.
 Robert E. Maddux, Jr.
 R.P.L.S. No. 4513

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