

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 4/10/2024

GF No. _____

Name of Affiant(s): Randel S Keller & Licia G Keller

Address of Affiant: 13212 MISTY SAGE DR, CONROE, TX 77302

Description of Property: DIST:CCO CITY/MUNI/TWP:CITY OF CONROE S355800 - CRIGHTON WOODS 01, BLOCK 1, LOT 5

County Montgomery County, Texas

Date of Survey: 1/12/2022

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

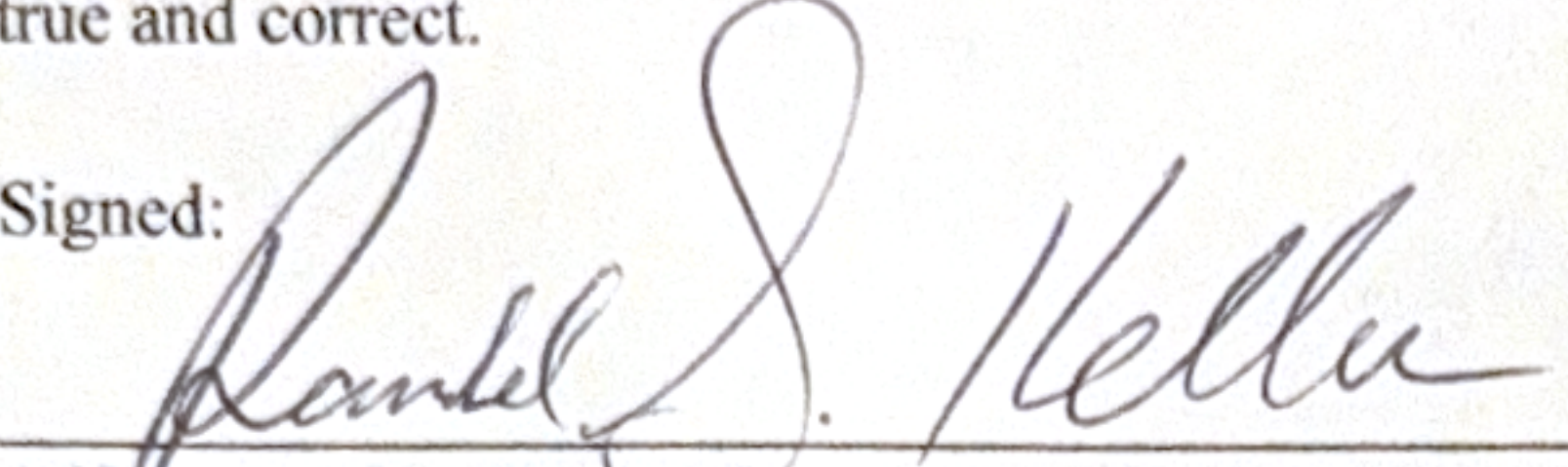
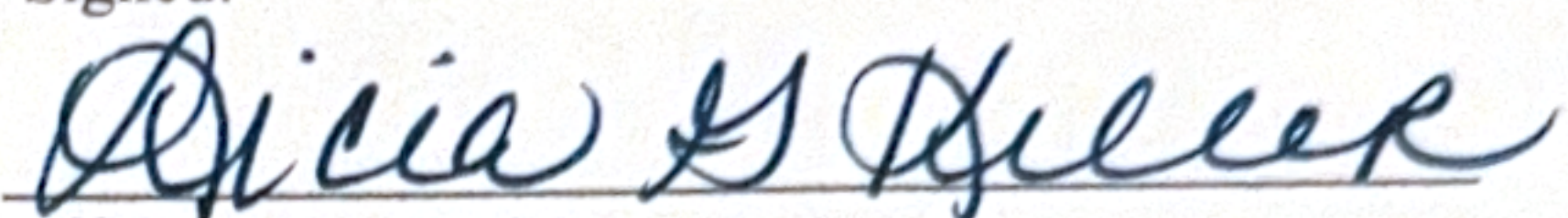
Before me, the undersigned notary for the State of _____ personally appeared Affiant(s) who after by me being duly sworn, stated:

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):

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.

I declare under penalty of perjury that the foregoing is true and correct. Signed:  Affiant Randel S Keller	I declare under penalty of perjury that the foregoing is true and correct. Signed:  Affiant Licia G Keller
--	---

SWORN AND SUBSCRIBED this _____ day of _____, _____

Notary Public



13212 Misty Sage Drive

Lot 5, in Block 1, of CRIGHTON WOODS SECTION 1, AMENDING PLAT NO. 1, a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 229 of the Map Records of Montgomery County, Texas.

Christ Law
& Title Firm



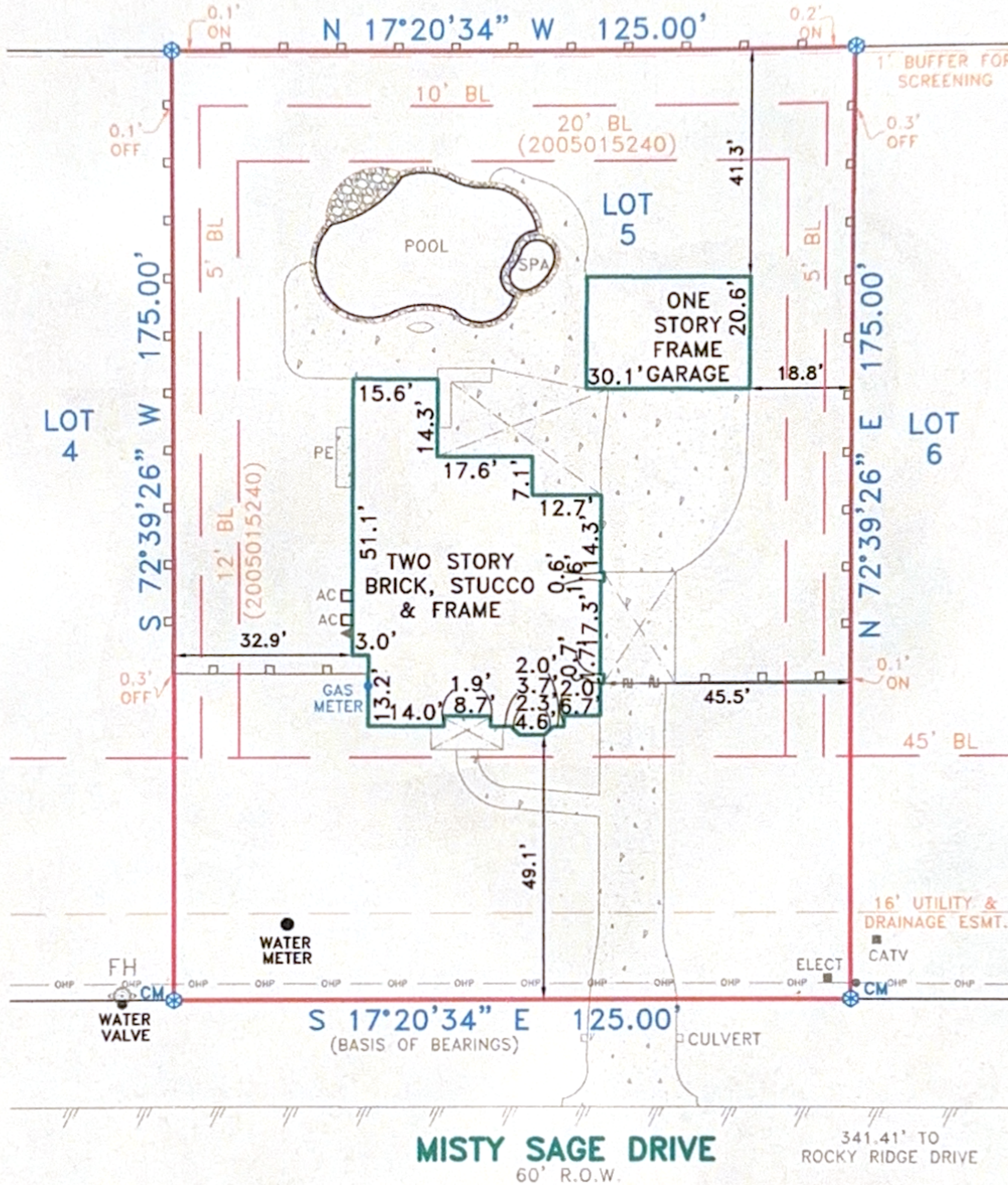
LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- □ — DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- //— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



KIDD ROAD

60' R.O.W.
CAB. S, SHEET NO.'S 69-75



EXCEPTIONS:

NOTE: PROPERTIES SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CABINET Z, SHEET 229, CLERK'S FILE NO. 2005015240, 2005039137, 2004021217, 2006086680, 2007057401, 2007079687, 2009095223, 2012003659, 2012003660, 2013107804, 2014001061, 2020122078, 2021018307, 2021122171, 2021130394, 2001030298, 2003070757, 9849708, 2001030299

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0395G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Christ Law & Title Firm. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: HMM/CM

Scale: 1" = 30'

Date: 1/12/2022

GF No.: 8992-21-24486

Job No. 2127804



CBG
SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com



Accepted by: _____
Purchaser

Date: _____

Purchaser