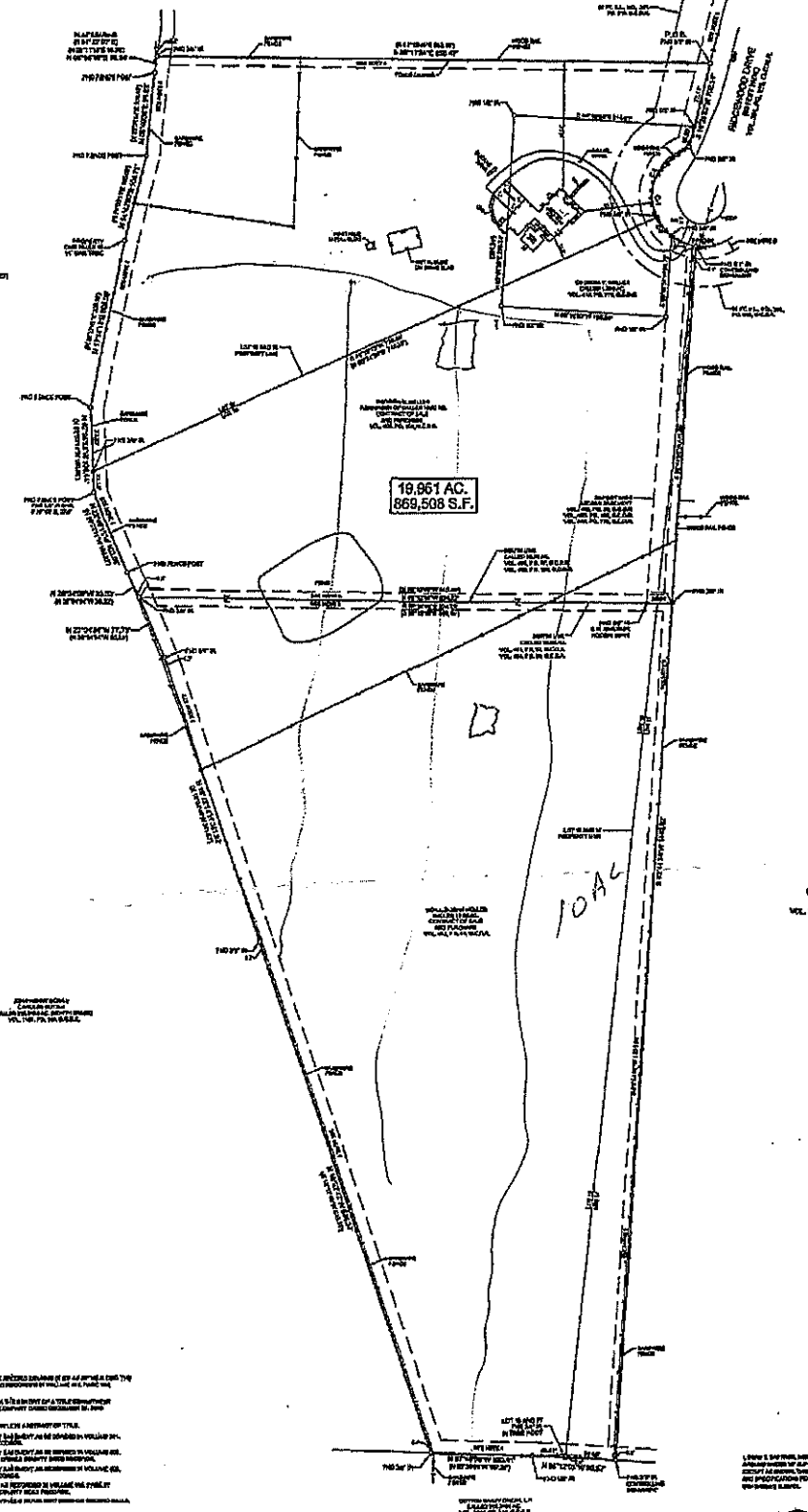


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I, DONALD JOHN WELLS, Surveyor, do hereby certify that the survey and plat shown on the above map were made by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Texas.



DONALD JOHN WELLS  
 DONOR'S APPROVAL, APPL. 8/11/04

**LAND TITLE SURVEY**

PLAT SHOWING SURVEY OF 19.961 ACRES OR 869,508 SQUARE FEET OF LAND AND BEING COMPOSED OF A CALLED 1.000 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO GEORGIA V. WELLER, RECORDED IN VOLUME 446, PAGE 778, GRIMES COUNTY DEED RECORDS AND THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN CONTRACT OF SALE AND PURCHASE TO GEORGIA V. WELLER, RECORDED IN VOLUME 405, PAGE 105, GRIMES COUNTY DEED RECORDS AND A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED IN CONTRACT OF SALE AND PURCHASE TO DONALD JOHN WELLS, RECORDED IN VOLUME 405, PAGE 89, GRIMES COUNTY DEED RECORDS. SAID 19.961 ACRE TRACT ALSO BEING LOTS 15 AND 16 AND A PART OF LOT 17 OF ROLLING OAKS SUBDIVISION, RECORDED IN VOLUME 391, PAGE 618, GRIMES COUNTY DEED RECORDS, LOCATED IN THE ASA YEAMAN SURVEY, ABSTRACT NO. 63, GRIMES COUNTY, TEXAS.

	<b>Land Surveying Co.</b> 1000 W. 10th St. Fort Worth, Texas 76102 Phone: 817-335-1111 Fax: 817-335-1112
	DATE: MAY 2007 SCALE: 1" = 80' DWS, JMW, EWS JMW:DWL:ESW
DONALD JOHN WELLS DONOR'S APPROVAL	DONOR'S APPROVAL, APPL. 8/11/04

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): Dennis L Sutton and Lynda K Sutton  
Address of Affiant: 8872 Ridgewood Dr., Montgomery, TX 77356  
Description of Property: 8872 Ridgewood Drive, Montgomery, TX 77356  
County Grimes 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 TX, 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 MAY, 2007 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.

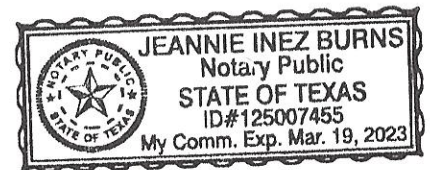
EXCEPT for the following (If None, Insert "None" Below): CCR PORTABLE EXC. 20'X24'

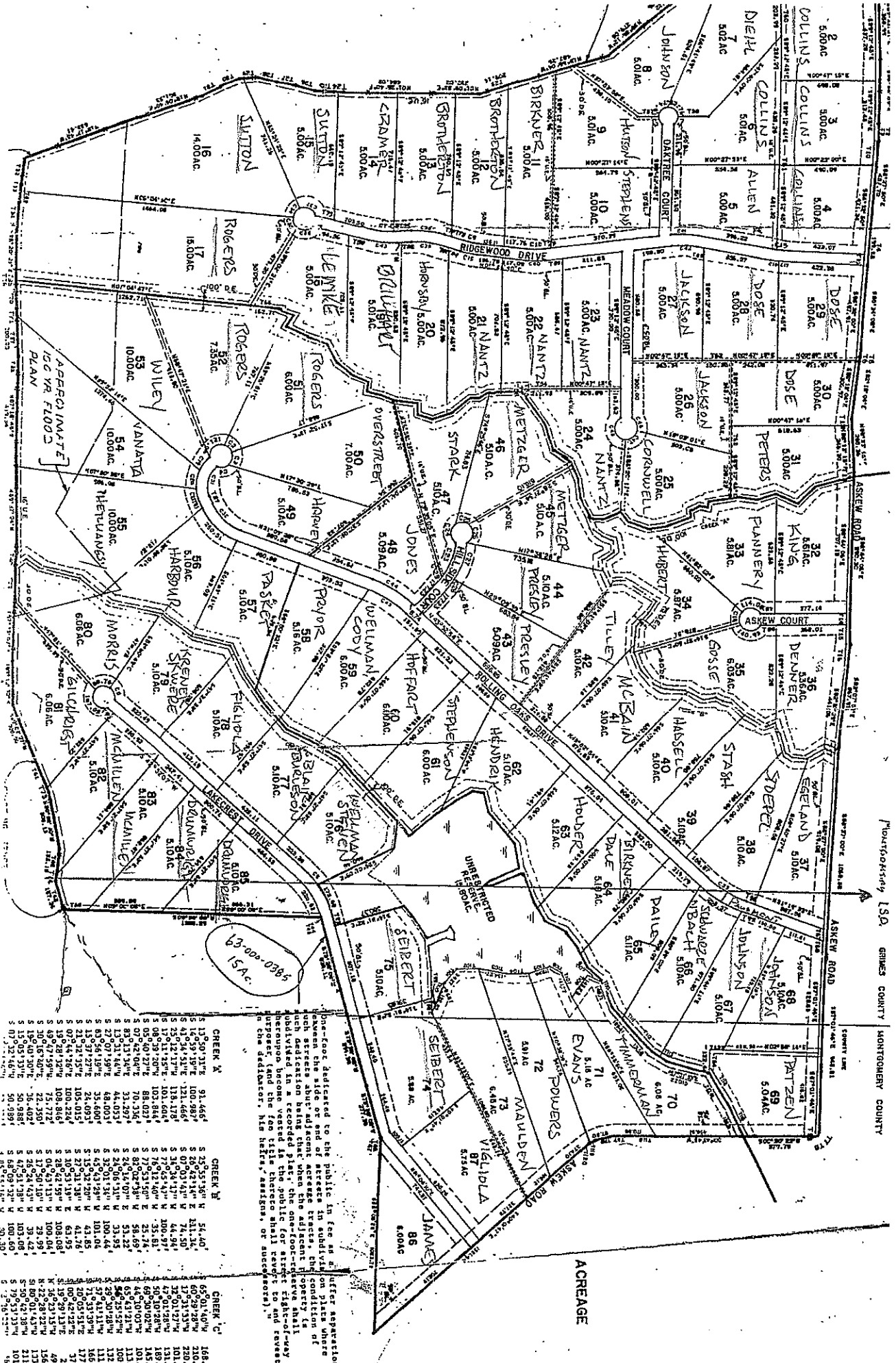
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]  
[Signature]

SWORN AND SUBSCRIBED this 11 day of May, 2021.

[Signature]  
Notary Public  
(TXR 1907) 02-01-2010





Montgomery 15A Glines County MONTGOMERY COUNTY

CREEK A	CREEK B	CREEK C
1 135.90 137°E 91.466'	5 23.525 156°W 54.40'	65 90.142°W 168.315'
2 135.90 137°E 100.887'	6 20.627 134°E 131.34'	66 90.142°W 220.509'
3 135.90 137°E 121.466'	7 17.500 137°E 74.50'	67 90.142°W 220.509'
4 135.90 137°E 118.178'	8 13.241 17°W 101.604'	68 90.142°W 220.509'
5 135.90 137°E 101.604'	9 17.500 137°E 200.97'	69 90.142°W 183.308'
6 135.90 137°E 101.604'	10 17.500 137°E 200.97'	70 90.142°W 183.308'
7 135.90 137°E 101.604'	11 17.500 137°E 200.97'	71 90.142°W 183.308'
8 135.90 137°E 101.604'	12 17.500 137°E 200.97'	72 90.142°W 183.308'
9 135.90 137°E 101.604'	13 17.500 137°E 200.97'	73 90.142°W 183.308'
10 135.90 137°E 101.604'	14 17.500 137°E 200.97'	74 90.142°W 183.308'
11 135.90 137°E 101.604'	15 17.500 137°E 200.97'	75 90.142°W 183.308'
12 135.90 137°E 101.604'	16 17.500 137°E 200.97'	76 90.142°W 183.308'
13 135.90 137°E 101.604'	17 17.500 137°E 200.97'	77 90.142°W 183.308'
14 135.90 137°E 101.604'	18 17.500 137°E 200.97'	78 90.142°W 183.308'
15 135.90 137°E 101.604'	19 17.500 137°E 200.97'	79 90.142°W 183.308'
16 135.90 137°E 101.604'	20 17.500 137°E 200.97'	80 90.142°W 183.308'
17 135.90 137°E 101.604'	21 17.500 137°E 200.97'	81 90.142°W 183.308'
18 135.90 137°E 101.604'	22 17.500 137°E 200.97'	82 90.142°W 183.308'
19 135.90 137°E 101.604'	23 17.500 137°E 200.97'	83 90.142°W 183.308'
20 135.90 137°E 101.604'	24 17.500 137°E 200.97'	84 90.142°W 183.308'
21 135.90 137°E 101.604'	25 17.500 137°E 200.97'	85 90.142°W 183.308'
22 135.90 137°E 101.604'	26 17.500 137°E 200.97'	86 90.142°W 183.308'

One-foot dedicated to the public in fee as a utility easement on the side of and of access to the lots shown on this plat, and the condition of each street shown on this plat, when the adjacent lots are subdivided in accordance with the plat, shall be as shown on this plat. The one-foot easement shall be subject to the provisions of the plat, and the fee title thereto shall revert to the donor (and the fee title thereto shall revert to the donor or his heirs, assigns, or successors).

ACREAGE

