

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: May 6, 2026 GF No. _____
Name of Affiant(s): Kristine R Longwood
Address of Affiant: 21431 SKINNER RIDGE LN
Description of Property: 21431 Skinner Ridge Lane, Richmond, TX 77406
County Fort Bend County, Texas
Date of Survey: 5-25-17

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

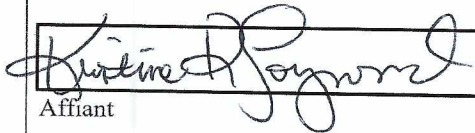
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

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, decks, 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	I declare under penalty of perjury that the foregoing is true and correct. Signed:  Affiant
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SWORN AND SUBSCRIBED this 6th day of May, 20 26.


Notary Public



RANDALL JONES
SURVEY
ABSTRACT 42

MASON D. EDMONDSON
& AMANDA L. EDMONDSON
FILE NO. 2005014566
O.P.R.F.B.C.

SCALE 1"=60'

JAY NATHAN MAPLES &
LESLIE M. MAPLES
FILE NO. 2003140313
O.P.R.F.B.C.

CAMILLE R. DUMOIT
& JEREMY M. DUMOIT
FILE NO. 2014114754
O.P.R.F.B.C.

MICHAEL PAUGH
& ANDREA PAUGH
FILE NO. 2008117835
O.P.R.F.B.C.

MICHAEL L. OAKLEY
& TERRA M. OAKLEY
FILE NO. 2004135044
O.P.R.F.B.C.

4.3698 ACRES
(190,348 SQ. FT.)

JOSHUA MEEH
& SARAH MEEH
FILE NO. 2013056157
O.P.R.F.B.C.

ANNA JOHNSTON DHUET
& HERBERT DHUET
FILE NO. 2007093916
O.P.R.F.B.C.

KEITH L. BUYINGHAUSEN
FILE NO. 9451851
O.P.R.F.B.C.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MICHAEL L. OAKLEY & TERRA M. OAKLEY, RECORDED IN COUNTY CLERK'S FILE NO. 2004135044 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR 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 22, 2017, UNDER G.F. NO. 8157632188/87-03680435.
7. UTILITY AND AERIAL EASEMENT RECORDED IN VOL. 771, PG. 195 AND VOL. 815, PG. 480 D.R.F.B.C. (UNABLE TO LOCATE BY DEED).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.3698 ACRES (190,348 SQUARE FEET) SITUATED IN THE RANDALL JONES SURVEY, ABSTRACT 42, FORT BEND COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TY MICHAEL COBURN AND SHARON KACER COBURN

ADDRESS: 21431 SKINNER RIDGE LANE



SURVEYOR'S CERTIFICATE
IN 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 23, 2017.
AND THAT THIS PLAT SUBSEQUENTLY COMPLES WITH THE
CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF
PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO
ENCUMBRANCES ON THE TRACT EXCEPT AS SHOWN.



stewart
title guaranty company



Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
P.O. Box 2543 | Allen, TX 75012
(281) 253-1382 | Fax (281) 253-1385

FIELD CREW: JF, SF
TECH: NM
DATE: MAY 23, 2017
FINAL CHECK: JF, SF
JOB#: 5-54150-17

LEGEND

	GRAVEL		ROCK		STONE
	COVERED AREA		CONCRETE		PROPANE TANK
	SEPTIC LINE		WATER WELL		FENCE

- ① = 1 STORY FRAME GARAGE
- ② = 1 STORY FRAME GARAGE
- ③ = FRAME SHED ON CONCRETE

LINE	BEARING	DISTANCE
LT	N 06°2'00" E	263.77

	CHAIN LINK
	WIRE
	WOOD
	METAL