

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: _____ GF No. _____
 Declarant: **William R Brewer III, Brett Brewer**
 Description of Property: **17026 CR 132 Flint, TX 75762**
 County **Smith**, Texas
 Date of Survey: **08/17/2021**

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

The undersigned declares as follows:

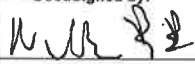
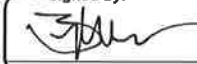
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I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

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and 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 Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>William R Brewer III</u>. My date of birth is <u>10-9-86</u>. and my address is _____ <u>4928 Richmond rd Tyler, Tx 76703</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Smith</u> County, State of <u>Texas</u>, on the _____ day of <u>7/17/2026</u>. Signed: _____ DocuSigned by:  Declarant <u>18293332ED404...</u>	My name is <u>Brett Brewer</u>. My date of birth is <u>02/16/1988</u>. and my address is _____ <u>4928 Richmond road, Tyler, Tx 76703</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Smith</u> County, State of <u>Texas</u>, on the _____ day of <u>7/18/2026</u>. Signed: _____ DocuSigned by:  Declarant <u>6E0314D64ED84C8...</u>
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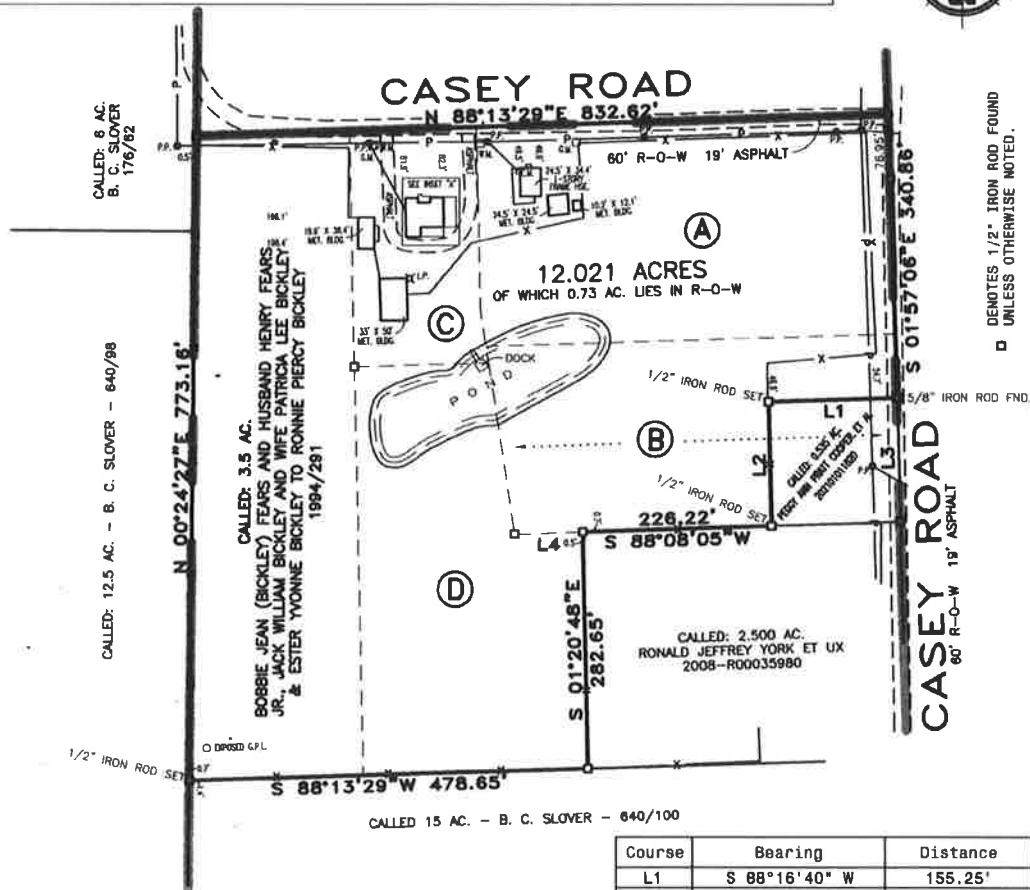
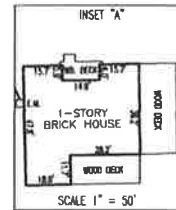
PLAT OF SURVEY

SHOWING

PART OF THE R. LONG SURVEY A-620

SMITH COUNTY, TEXAS

(A)	CALLLED: 2.5 AC. TRACT ONE LENA BELL BICKLEY, ADMINISTRATRIX OF THE ESTATE OF WILLIAM PIERCE BICKLEY TO LENA BELL BICKLEY 1153/503
(B)	CALLLED: 2.5 AC. BOBBIE JEAN (BICKLEY) FEARS AND HUSBAND HENRY FEARS JR., RONNIE PIERCY BICKLEY AND WIFE PATRICIA ANN BICKLEY & ESTER YVONNE BICKLEY TO JACK WILLIAM BICKLEY 1994/293
(C)	CALLLED: 1.0 AC. TRACT A BOBBIE JEAN (BICKLEY) FEARS AND HUSBAND HENRY FEARS JR., JACK WILLIAM BICKLEY AND WIFE PATRICIA LEE BICKLEY & RONNIE PIERCY BICKLEY AND WIFE PATRICIA ANN BICKLEY TO ESTER YVONNE BICKLEY 1994/293
(D)	CALLLED: 2.5818 AC. TRACT B BOBBIE JEAN (BICKLEY) FEARS AND HUSBAND HENRY FEARS JR., JACK WILLIAM BICKLEY AND WIFE PATRICIA LEE BICKLEY & RONNIE PIERCY BICKLEY AND WIFE PATRICIA ANN BICKLEY TO ESTER YVONNE BICKLEY 1994/293



BEARINGS ARE ORIENTED TO THE TEXAS STATE
PLANE COORDINATE SYSTEM, ZONE 4202, NAD 83.

Course	Bearing	Distance
L1	S 88°16'40" W	155.25'
L2	S 01°26'06" E	148.88'
L3	S 01°26'06" E	148.50'
L4	S 87°55'59" W	81.44'

I, C.H. McGaughey, Jr., Registered Professional Land Surveyor No. 5536, do hereby
certify that the plat shown hereon was prepared from an actual survey made on
the ground under my direction and supervision and conforms to the Texas Board
of Professional Land Surveying minimum standards adopted September 1, 1992.

C.H. McGAUGHEY, JR., Registered Professional Land Surveyor No. 5536



NOTE: This survey was made in accordance with the Texas Board of Professional Land Surveyors Technical Standards 683.18(C).
No abstracting for easements, rights of way, or restrictions was made except those shown hereon provided by other sources.

SurTex Land Surveying, Inc.

FIRM NO. 10193713
OFFICE@SURTEXINC.COM

3400 G. E. DRIVE
TYLER, TEXAS 75701

PHONE NO.
(903) 504-5923

JOB NO.:
21254

DATE:
8/17/21

SCALE:
1" = 150'

FLD. BOOK:
42/47-48

DRAWN BY:
JAH

CHECKED BY:
CHM

REVISIONS:

DATE:	REMARKS: