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

Date:	GF No.
Name of Affiant(s): John D Agee,	
Address of Affiant: 45 Lakeview Vil	lage Montgomery TX 77356
Description of Property: Lake View Vi	Lage Montgomery TX 77356 Lage OI, Lot 45, 45-A , Texas
	nsurance Company whose policy of title insurance is issued in reliance upon
Before me, the undersigned notary for the State of Affiant(s) who after by me being sworn, stated:	Texas , personally appeared
	(Or state other basis for knowledge by Affiant(s) of the Property, such mple, "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.
area and boundary coverage in the title insurar Company may make exceptions to the cover understand that the owner of the property, if area and boundary coverage in the Owner's Policy of	g title insurance and the proposed insured owner or lender has requested nee policy(ies) to be issued in this transaction. We understand that the Title rage of the title insurance as Title Company may deem appropriate. We the current transaction is a sale, may request a similar amendment to the of Title Insurance upon payment of the promulgated premium.
 a. construction projects such as new supermanent improvements or fixtures; b. changes in the location of boundary fences c. construction projects on immediately adjoint 	lief, since $\frac{9/9/2009}{2009}$ there have been no: tructures, additional buildings, rooms, garages, swimming pools or other s or boundary walls; ining property(ies) which encroach on the Property; ants and/or easement dedications (such as a utility line) by any party
EXCEPT for the following (If None, Insert "None"	Below:) None
provide the area and boundary coverage and u	s relying on the truthfulness of the statements made in this affidavit to apon the evidence of the existing real property survey of the Property. This ther parties and this Affidavit does not constitute a warranty or guarantee of
6. We understand that we have no liabiling this Affidavit be incorrect other than informate the Title Company.	ity to Title Company that will issue the policy(ies) should the information tion that we personally know to be incorrect and which we do not disclose to
44	THE THAN SANCE
SWORN AND SUBSCRIBED this 19th day Northa Danford Notary Public	of February 2019
HOMEY FUULL	THE OF THE PROPERTY OF THE PRO
(TAR-1907) 02-01-2010	Page 1 of 1

Page 1 of 1 Agee John Kathy

Distance 15.45' 22.00' 9.00' 9.00' 20.89' 16.00' 8.00' 22.00' 22.00' 22.00' 23.00' 25.00' 25.00' 8 TON LIV WEW TAKE IN TAKE I TAK WILLIAM C. SHT. SEA., M.C.M.R. Ö Cool Curve | Radius CI 72.60' <u> 41</u>,214 LOT 44 CLARK SURVEY, ABSTRACT NO. FND 1/2" 57 . 35.78' 28'14'15' 35.42' Length selfe no lo THE TABLE ONO MALIE Delta 15 FT, U.E., CAB. B, SHT, 58-A., M.C.M.R. LOT 44-A 3 2 LOT 46 ESMT OF UNDETERMINED WIDTH, CAB. 8, SHT. 58-A, M.C.M.R. Chord N 45°53'23" W Chord Bearing FND P.K. NAIL MOTOR SO OFF LOT 45-A CAB. B, SHEET 58-A, M.C.M.R. LAKÉ CONROE LAKE VIEW VILLAGE SUBDIVISION 2 I, DEAN E. DAFFRON, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCHROACHMENTS EXCEPT AS SHOWN, THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT STANDARDS AND SPECIFICATIONS FOR A TEXAS SOCIETY OF PROFESSIONAL SURVEYORS CATEGORY 1A, **೦**1 EM. ELECTRIC MOTTER
ED. ELECTRIC BOX
CD. CABLE BOX
CD. CABLE BOX
AH. MARHOLE
CM. CONCERTE WALK
CCP. CONCERTE WALK
CSP. CONCERED CONCRETE PORCH
B.F. BOAND FEMCE
WD. WOOD DECK
WD. WOOD DECK U.E. UTILITY EASEMENT
BAL. BIRDING LINE
BOC. BACK OF CURB
WA. WATER METER
GM. GAS METER
ELEC, ELECTRIC PG. PAGE IR. IRON ROD M.C.M.R. MONTGOMERY COUNTY MAP RECORD M.C.O.F. MONTGOMERY COUNTY CLERK FILE M.C.D.F. MONTGOMERY COUNTY DEED RECORDS CAB CABINET SHT. SHEET VOL. VOLUME LEGEND

DEAN E. DAFFRON, R.P.L.S. 5694

LAND TITLE SURVEY

TONS, PROVISIONS AND WAIVER OF FLOOD WITHORITY AS RECORDED IN VOL. 547, PG. 34 ITO RIVER AUTHORITY AS RECORDED IN

ISIONS OF THAT CERTAIN CONVEYANCE AND TREE UNDER MONTGOMERY COUNTY CLERKS

· UTILITIES OR IMPROVEMENTS. ABSTRACT OF TITLE. ID BEARING (S 43° 28° 90° W) ALONG THE AGE, SECTION ONE, RECORDED IN

SNEFIT OF A TITLE COMMITMENT PREPARED SE COMPANY DATED AUGUST 19, 2009

ER MONTGOMERY COUNTY CLERK'S FILE NO. 2005-130582), LAKE VIEW VILLAGE, SECTION VEY OF LOT 45 AND TRACT 45A (EASEMENT TRACT BEING 745 SQUARE FEET OF LAND SURVEY, ABSTRACT NO. 6, CABINET B, SHEET 58-A. MONTGOMERY COUNTY MAP RECORDS, LOCATED IN THE MONTGOMERY COUNTY, TEXAS.

DWG. NO.: 090134 JOB NO.: 090134

MONTGOMERY, TEXAS 77356 ADDRESS: 45 LAKE VIEW VILLAGE

JOHN D. AGEE

DATE: SEPTEMBER 9, 2009 SCALE: 1" = 20'

LAND SURVEYING CO.

MONTGOMERY, TEXAS 77316 PHONE 936-588-0550 FAX 936-588-6974 16582 EASTCHASE

Exhibit

20 0 20 40 60

GRAPHIC SCALE - FEST

WILLIAM C. CLARK SURVEY, ABSTRACT NO.

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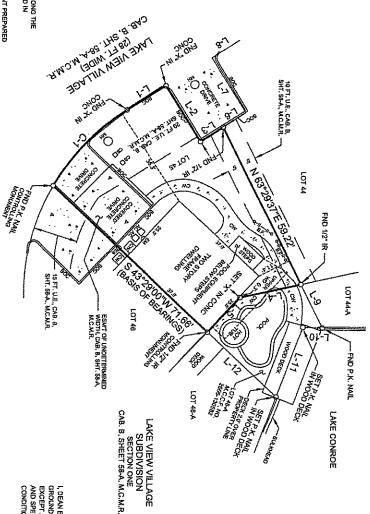
8

LINE TABLE

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31,83	8 43*29'00' ₩	r- 1 2
25.16'	\$ 69*01'58* E	1.11
8.59'	S 02*06'54" W	r-10
16,36'	N 63"29'37" E	۲-9
10,95'	N 31°46'25" W	1-8
22,00'	\$ 58"13"35" W	[:7
9.00'	₩ 31*46'25* ₩	L-é
18,001	\$ 46"31'00" E	
20.891	S 11"54'00" E	1.4
9.00'	N 31°46'25* W	F-3
22,00	N 65'13'35" E	L-2
15,45	¥ 31"46'25" ¥	r-1
Distance	Bearing	Course

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Chord Searing	Chard	Delta	Length	Radius	GUL.∧€

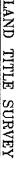


DEMIE DAFFRON

CONDITION 2 SURVEY.

I, DEANE DAFFRON, HEREBY CERTIFY THAT THIS SI GROUND UNDER MY SUPERVISION AND THAT THERE EXCEPT AS SHOWN, THIS SURVEYS SUBSTANTIALLY (AND SPECIFICATIONS FOR A TEXAS SOCIETY OF PRI





B), SUBJECT TO THOSE CERTAIN TERMS, CONDITIONS, PROVISIONS AND WAIVER OF FLOOD DAMAGES IN PAVOR OF SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOIL, 547, PG, 34 AND IN LANDELL EASEMENT FROM SAN JACINTO RIVER AUTHORITY AS RECORDED IN VOIL, 570, PG, 530, M.C.D.R. 5), SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN CONVEYANCE AND ASSIGNMENT OF EASEMENT RIGHTS AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. JOHOUT.

3). SURVEYOR DID NOT PERFORM A COMPLETE ASSTRACT OF TITLE.

(G.F. NO. 0901873).

4). SURVEYOR DID NOT LOCATE UNDERGROUND UTILITIES OR IMPROVEMENTS.

2), THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATES AUGUST 19, 2008

1). BEARINGS ARE REPERENCED TO THE RECORD BEARING (9 43* 29' 00" W) ALONG THE SOUTHEAST LINE OF LOT 45, LAKE VIEW VILLAGE, SECTION ONE, RECORDED IN

CABINET B. SHEET 58-A, M.C.M.R.

AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 2005-130582), LAKE VIEW VILLAGE, SECTION WILLIAM C. CLARK SURVEY, ABSTRACT NO. 6, ONE, RECORDED IN CABINET B, SHEET 58-A. PLAT SHOWING SURVEY OF LOT 45 AND TRACT 45A (EASEMENT TRACT BEING 745 SQUARE FEET OF LAND MONTGOMERY COUNTY, MONTGOMERY COUNTY MAP RECORDS, LOCATED IN THE TEXAS

5285

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M.C.D.F. MONTGOM M.C.D.F. MONTGOM M.C.D.R. MONTGOM SHT. SHEET VOL. VOLUME P.G. PAGE R. IRON ROD U.E. UTILLTY EASEM B.L. BUILDING LINE BOC. BACK OF CURE WAS METER G.M. GAS METER G.M. CARLE BOX C.R. CONCRETE WAS C.P. COVERED CON G.F. COVERED CON G.F. GOMERETE WAS C.P. COVERED CON G.F. GOMERET WAS G.F. GOMERET WAS G.F. COVERED CON G.F. GOMERET WAS G.F. GOMERET CONCRETE WAS G.F. GOMERET CONCRETE WAS G.F. GOMERET CONCRETE WAS G.F. GOMERET CONCRETE CONCRETE