

Survey

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

Date: 9/12/19 GF No. _____

Name of Affiant(s): Charles Baldwin, Susan Baldwin

Address of Affiant: 12301 OAK COVE POINTE

Description of Property: White Oak Ranch 01, Block 1, Lot 24 12301 Oak Cove Point, Conroe, TX 77304-5603
County Montgomery, 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 Texas, 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 2013 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): N/A

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]
Charles Baldwin
[Signature]
Susan Baldwin

SWORN AND SUBSCRIBED this 12th day of September
Martha Sanford
Notary Public



2019

NO.	DATE	REASON	BY
1	8-15-12	FORM	M. COX
2	8-31-12	FORM 2	M. COX
3	9-7-12	ADD WALL	M. COX

T.B.M.:
CUT "13"
AT T.O.C. ELEV.=
ASSUMED 100.0

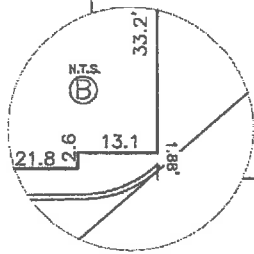
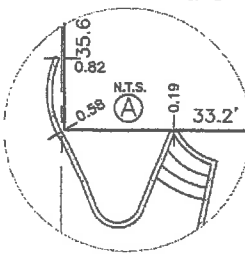
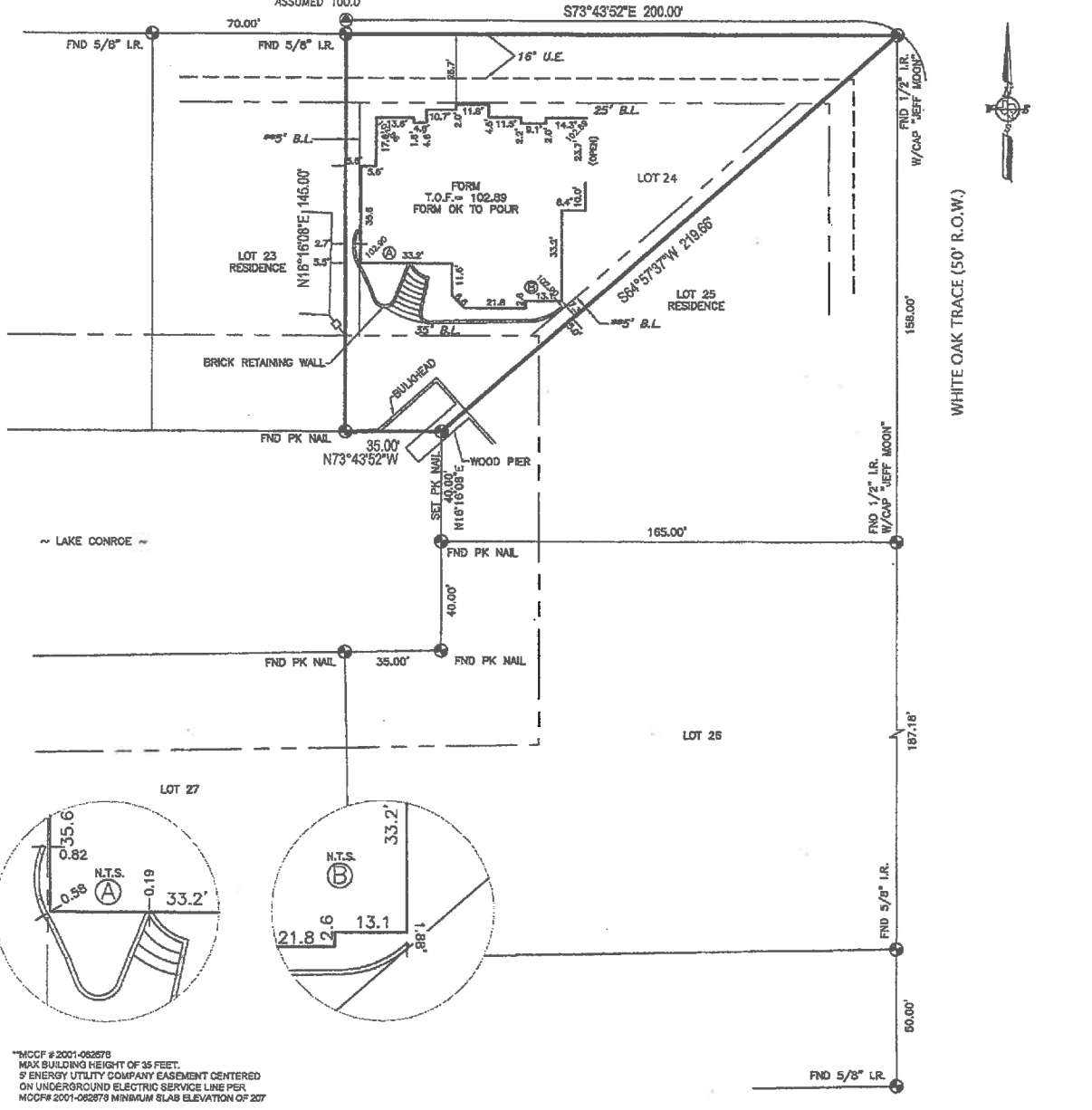
OHU = OVERHEAD UTILITIES
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
WLE = WATERLINE EASEMENT
BL = BUILDING LINE
PL = BOUNDARY LINE
PP = POWER POLE
MH = MANHOLE
FND = FOUND
LR = IRON ROD
LP = IRON PIPE
FNC = FENCE

CONCRETE
COVERED
CALL IRON FENCE
WOOD FENCE
REVISION
CONTROLLING MONUMENT 4228/12
CHAIN LINK FENCE

COMMON ABBREVIATIONS

LEGEND

OAK COVE POINT (50' R.O.W.)



"MCCF # 2001-062878
MAX BUILDING HEIGHT OF 35 FEET.
5' ENERGY UTILITY COMPANY EASEMENT CENTERED
ON UNDERGROUND ELECTRIC SERVICE LINE PER
MCCF# 2001-062879 MINIMUM SLAB ELEVATION OF 207

12301 OAK COVE POINT

CONROE, MONTGOMERY COUNTY, TEXAS 77304

NOTES

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
- EXCEPTIONS FROM COVERAGE LISTED IN SCHEDULE "B" OF TITLE COMMITMENT SHOWN HEREON ARE AS FOLLOWS:
2001062878, 2001073320, 2008104151, 2010014479, 2010089897, 2011004895, 2011004896, 2011069972, 2011083284, 2011083285, 2011089194, 2012000865 TRU 201200890.
- ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
- A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

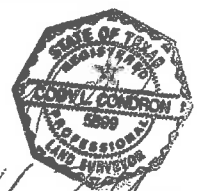
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 7212721865, EFFECTIVE DATE APRIL 28, 2012, AS SHOWN HEREON.

FLOOD INFORMATION
F.I.R.M. NO. 48339C PANEL: 0380P
REVISED DATE 12-19-1996 ZONE: XX
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS MADE AND VERIFIED WITHOUT THE ORIGINAL ENCLOSED DEED AND SIGNATURE OF SURVEYOR.
THIS SURVEY IS MADE FOR THIS TRANSACTION ONLY.
© 2012, GLOBAL SURVEYORS, INC.



SURVEYOR REGISTRATION

Global Surveyors, Inc.
Formerly Residential Land Surveyors, Inc.
An affiliate of Tri-Tech Surveying Company, L.P.
WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston, Texas 77042 Fax: (713) 667-5848

BOUNDARY SURVEY
LOT: 24
BLOCK: B-1
SUBDIVISION: WHITE OAK RANCH SECTION ONE
RECORDING: CASSETT'S SUBSHEET 74
BORROWER: CHARLES BALDWIN AND SUSAN BALDWIN
TITLE CO.: STEWART TITLE GUARANTY COMPANY
G.F. NO.: 7212721865 G.F. EFFECTIVE DATE: 4/28/2012
SURVEYED FOR: PARTNERS IN BUILDING

JOB NO.: P18197-12
ENCUMB. STUDY: N/A
CALC BY: C. CONDRON
DRAWN BY: R. KENNEMER
CHECKED BY: C. CONDRON
BEARING BASE: REFERRED TO PLAT NORTH
FIELD CREW (A): R. CALDWELL
FIELD CREW (B): J. CENTENO
FIELD DATE: 4/28/12
DWS SCALE: 1"=40'
PATH: G:\2012\Partners in Building\P18197-12.dwg