

GF NO. 1619775 STEWART TITLE  
 ADDRESS: 17811 SOUTH BLUE HERON CIRCLE  
 MONTGOMERY, TEXAS 77316  
 BORROWER: MARK PINZ AND  
 LISA PINZ

**LOT 11, BLOCK 1  
 BLUE HERON BAY, SECTION 2**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET M, SHEET 38 OF THE MAP RECORDS  
 OF MONTGOMERY COUNTY, TEXAS

NOTE: UTILITY EASEMENT 20 FEET WIDE, EXTENDING FROM THE SURFACE OF THE GROUND  
 DOWNWARD, BEING 2-1/2 FEET ON EACH SIDE COOPERATIVES LINES, POLES OR OTHER FACILITIES,  
 AS GRANTED TO MID-SOUTH ELECTRIC COOPERATIVE BY INSTRUMENT RECORDED UNDER CLERK'S  
 FILE NO. 2002-010829 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.  
 FLOWAGE AND INUNDATION EASEMENT IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY AS SET  
 FORTH IN INSTRUMENT RECORDED IN VOLUME 726, PAGE 724 OF THE DEED RECORDS OF  
 MONTGOMERY COUNTY, TEXAS.

NOTE: A SIDE YARD BUILDING LINES 5 FEET WIDE ALONG THE SIDE LOT LINES AND A REAR YARD  
 BUILDING LINE 10 FOOT WIDE ALONG THE REAR PROPERTY LINES OF THE SUBJECT PROPERTY AS  
 RESERVED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 99044866 OF THE REAL PROPERTY  
 RECORDS OF MONTGOMERY COUNTY, TEXAS.

NOTE: UTILITY EASEMENT 5 FEET WIDE, EXTENDING FROM THE SURFACE OF THE GROUND  
 DOWNWARD, BEING 2-1/2 FEET ON EACH SIDE OF UNDERGROUND ELECTRIC LINES, AS GRANTED TO MID-SOUTH  
 ELECTRIC COOPERATIVE BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 99044866 OF THE  
 REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

NOTE: BUILDING LINE OF UNDETERMINED WIDTH ALONG THE REAR PROPERTY LINE OF THE SUBJECT  
 PROPERTY AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET M, SHEET 38 OF  
 MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48339C 0350 G  
 MAP REVISION: 08/18/2014  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

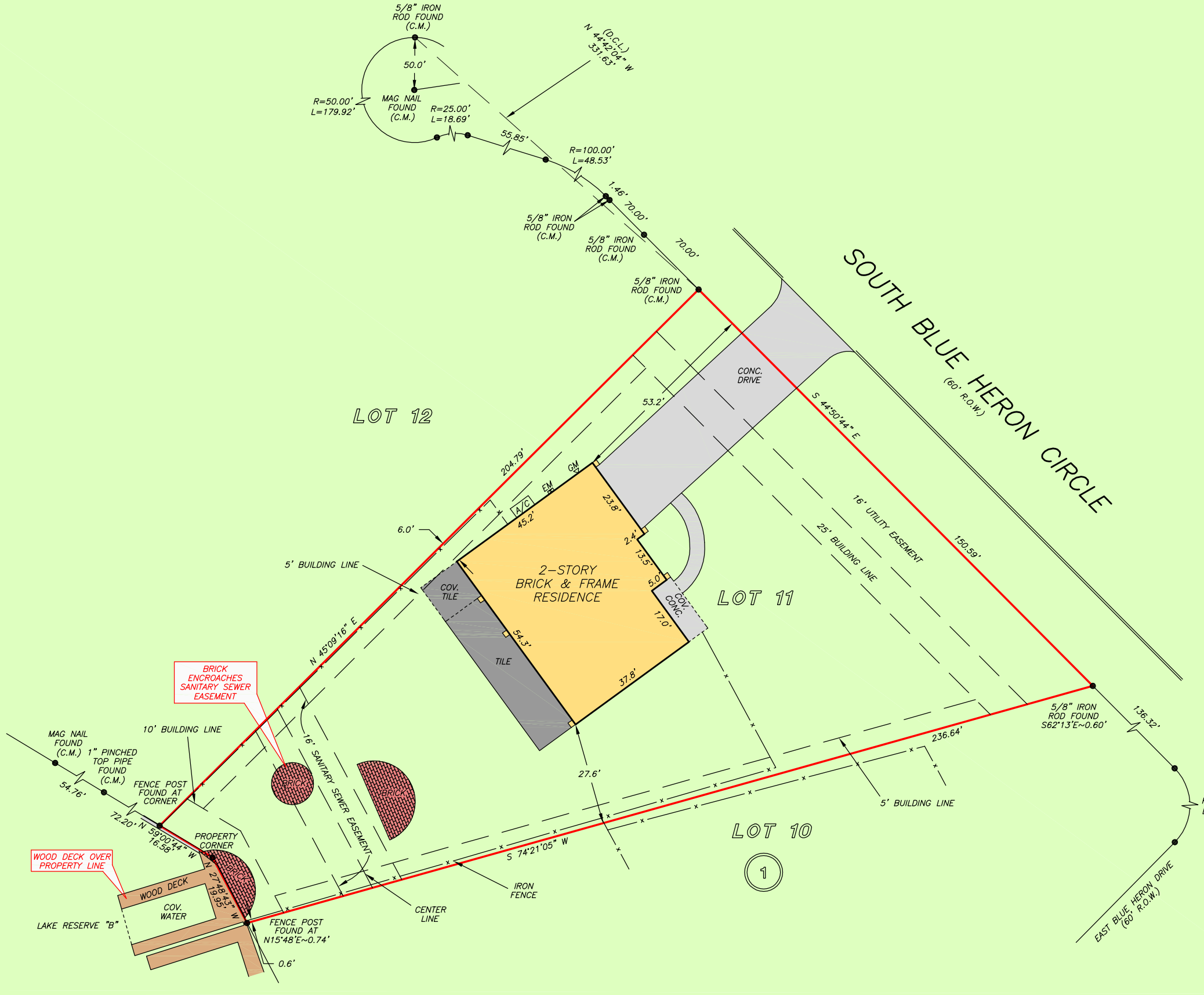
D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: CABINET M, SHEET 38, M.C.M.R. DRAWN BY: JD

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4678  
 JOB NO. 17-00032  
 JANUARY 05, 2017



SCALE: 1" = 30'



**stewart**  
 title  
**KELLY ERNST**  
 832-482-1886



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

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

Date: January 27, 2020

GF No. \_\_\_\_\_

Name of Affiant(s): Mark A Pinz, Lisa L Pinz

Address of Affiant: 17811 S Blue Heron Circle, Montgomery, TX 77316

Description of Property: Blue Heron Bay 02, Block 1 Lot 11

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.

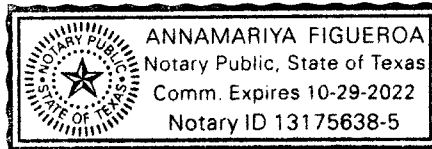
4. To the best of our actual knowledge and belief, since January 2017 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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): NONE

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.

Mark A Pinz  
Mark A Pinz  
Lisa L Pinz  
Lisa L Pinz



SWORN AND SUBSCRIBED this 31st day of January, 2020  
[Signature]  
Notary Public