

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

Date: 3/27/20

GF No. _____

Name of Affiant(s): Stephen B Ansley and Janet D Ansley

Address of Affiant: 3306 Ansley Rd., Magnolia, TX 77355

Description of Property: A0485 - STANSBURY THOS J, TRA CT 25-A, SERIAL # OC010515477, TITLE # UNK, LABEL # PFS088610 3, ACRES
County Montgomery County, 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 2014 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.

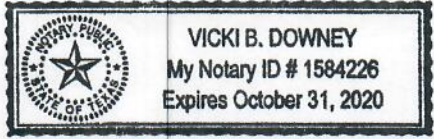
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

STEPHEN B ANSLEY
Janet D. Ansley

SWORN AND SUBSCRIBED this 27th day of March, 2020

Vicki B Downey
Notary Public

(TAR- 1907) 02-01-2010



Residual of 5.000 Acres

228.50'

226.90'

Set Iron Rod w/ Survey Cap

S 89° 35' 00" E 381.21'

Set Iron Rod w/ Survey Cap

ANSLEY ROAD
60' R.O.W.

(Deed - N 00° 52' E)

N 00° 46' 54" E 347.67'

3.000 Acres

Wire Fence

S 02° 32' 06" W 347.90'

(Deed - S 01° 45' W)

Called 2.000 Acres
F.C. No. 772-00-0763
R.P.R.M.C.T.

Found 1/2" Iron Pipe Controlling Monument

N 89° 35' 00" W 370.56'

(Deed - 370.30')

Found 1/2" Iron Rod

Point of Beginning

STAGECOACH ROAD
40' R.O.W.

DIRECTIONAL CONTROL

Being a 3.000 acre tract of land situated in the Thomas J. Stansbury Survey, Abstract Number 485, Montgomery County, Texas, and being out of and part of a 5.000 acre tract of land, as described in deed recorded in Film Code Number 409-00-2132, of the Real Property Records of Montgomery County, Texas; said 3.000 acres being more particularly described by metes and bounds attached.

| | |
|------------------------------|-----------------|
| Date: February 05, 2004 | GF No. N/A |
| Job No. 04-0008 | Scale: 1" = 80' |
| Address: 33612 Ansley Road | Drawn By: JH |
| City, State: Magnolia, Texas | Zip: 77354 |
| | Rev: 0 |

Certified To: Stephen Ansley
Client: Stephen Ansley



I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]

Steven L. Crews R.P.L.S. # 4141

C & C Surveying, Inc.

7424 F.M. 1488, Suite A, Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172

Fax: 281-356-1935

R.P.L.S. Seal

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