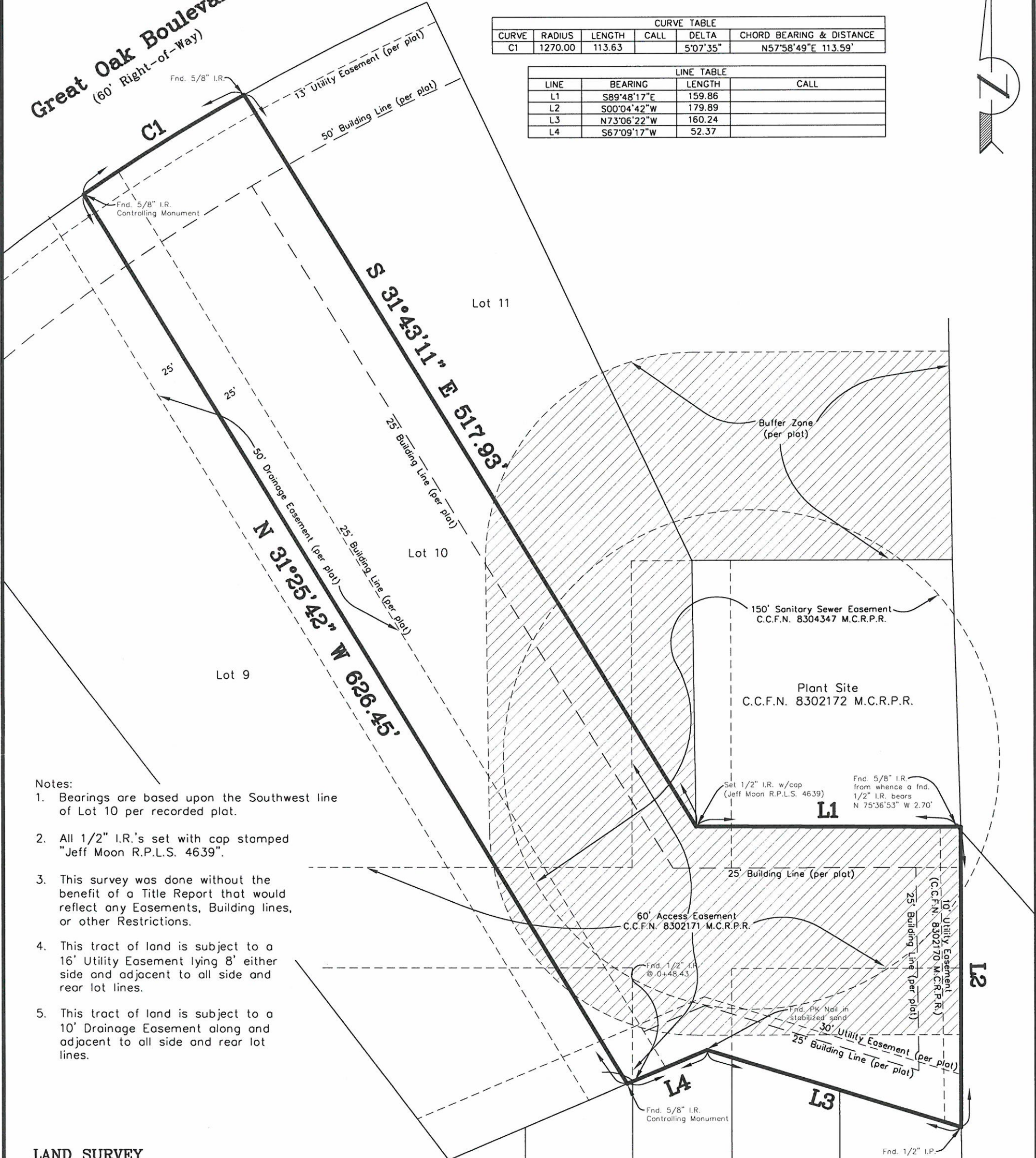


**Great Oak Boulevard**  
(60' Right-of-Way)

CURVE TABLE					
CURVE	RADIUS	LENGTH	CALL	DELTA	CHORD BEARING & DISTANCE
C1	1270.00	113.63		5'07'35"	N57'58'49"E 113.59'

LINE TABLE			
LINE	BEARING	LENGTH	CALL
L1	S89°48'17"E	159.86	
L2	S00°04'42"W	179.89	
L3	N73°06'22"W	160.24	
L4	S67°09'17"W	52.37	



- Notes:
- Bearings are based upon the Southwest line of Lot 10 per recorded plat.
  - All 1/2" I.R.'s set with cap stamped "Jeff Moon R.P.L.S. 4639".
  - This survey was done without the benefit of a Title Report that would reflect any Easements, Building lines, or other Restrictions.
  - This tract of land is subject to a 16' Utility Easement lying 8' either side and adjacent to all side and rear lot lines.
  - This tract of land is subject to a 10' Drainage Easement along and adjacent to all side and rear lot lines.


**LAND SURVEY  
LOT 10, BLOCK 3  
WHITE OAK ESTATES, SECTION 4**

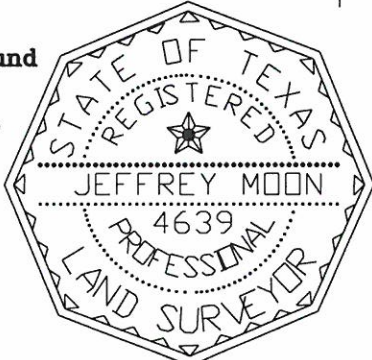
A SUBDIVISION IN THE RICHARD ROSS SURVEY, A-471

MONTGOMERY COUNTY, TEXAS REF: Cab. L, Sht. 61 MAP RECORDS  
Scale: 1" = 60' Date: January 14, 2014  
Address: 11704 Great Oak Boulevard, Conroe, Texas 77385

To Rhonda Duggan, Exclusively,  
I hereby state that this plat is a true representation of a ground survey made under my direct supervision.

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Jeffrey Moon  
Registered Professional  
Land Surveyor No. 4639



Lake Chateau Woods  
Section 7  
Vol. 7, Pg. 283 M.C.M.R.



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

Date: April 17, 2020 GF No. \_\_\_\_\_  
Name of Affiant(s): Demonique Randall  
Address of Affiant: 10210 STOTTAM RD CONROE, TX 77302  
Description of Property: 11704 Great Oak Boulevard, Conroe, TX 77385  
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 September 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): 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.

K. Drake  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 18 day of April, 2020

[Signature]  
\_\_\_\_\_

Notary Public  
(TXR 1907) 02-01-2010

