

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

Date: 11/18/2020

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

Name of Affiant(s): Venanzio Anthony Cassata

Address of Affiant: 12019 Samantha Ln., Magnolia, 77354

Description of Property: A0264 - HALE E R, TRACT 1A-1, ACRES 5.651

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 1998 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;

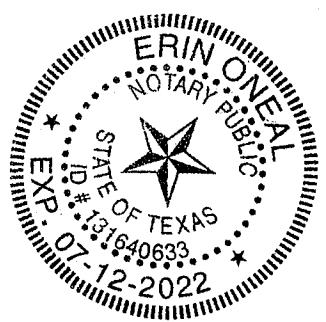
EXCEPT for the following (If None, Insert "None" Below): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Venanzio  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 18<sup>th</sup> day of November, 2020  
Erin Oneal  
Notary Public



The property shown on this survey plat, that is 2001  
 as shown on Plat A-123 and Plat A-264, is subject to changes, and  
 may not reflect the actual on site field conditions.

NOTES:  
 1. PLAT SCALE 1" = 60'  
 2. BASIS OF BEARINGS RECORDED DEED



Northwood (Unrecorded Subdivision)  
 411898 Acres  
 Vol. 276, Page 464 DRMCT  
 Restrictions and Roads: Vol. 901, Page 810 DRMCT

**SAMANTHA LANE**  
 60' R-O-W  
 Vol. 901, Pg. 810 DRMCT  
 re: CF 9133841 RPRMCT

*J.D. Cochran Survey*  
 A-123

*Ebenezer R. Hale Survey*  
 A-264

Cont'd. plat  
 Cont'd. plat  
 Cont'd. plat  
 Cont'd. plat

POINT OF BEGINNING  
 CONTROLLING MONUMENT  
 1/4" Iron Nail  
 1/4" Iron Nail  
 1/4" Iron Nail  
 1/4" Iron Nail

**5.651 Acres**

L. NO.	BEARING	DISTANCE
L. 1	S 01° 48' 40" E	40.00'
L. 2	S 89° 33' 08" W	69.05'
L. 3	N 89° 12' 31" W	28.54'
L. 4	N 08° 03' 05" W	28.26'
L. 5	S 00° 35' 58" E	71.93'

**0.299 Acre Easement**

95.08880 Acres  
 CF 9153410 RPRMCT

10.9998 Acres  
 CF 9641061 RPRMCT

Roland Fuhrer  
 19,82481 Acres  
 CF 9105911 RPRMCT

5.651 acres of land situated in the Ebenezer R. Hale Survey, Abstract Number 224, Montgomery County, Texas, and being out of and a part of the survey of 10,000 acres tract as described of land recorded under Clerk's File Number 809581 of the Official Public Records of said Property of Montgomery County, Texas, and 5.651 acres being more particularly described by name and terms as follows with all bearings referenced to the North line of the 10000 acre tract.

Forbearers: **Thomas A. Gossels and Garret B. Gossels**  
 Address: **Samantha Lane, Angleton, Texas 77501**  
 Date: **January 18, 2005**  
 Job No: **005**



**Michael Glezman**, a Registered Professional Land Surveyor, State of Texas, hereby certifies that the survey has been surveyed on the ground under my supervision. In time and accuracy, the same instruments have been found as set, that there are no encroachments or conflicts except as noted. This survey and professional services conform to the Texas Statutes of Professional Surveyors Standards and Specifications for a Category 1A, Landline 1/11 survey.

This plat is the property of Glezman Surveying, Inc. and shall not be used for any purpose other than the specific purpose of the survey for which it was prepared. Any use of this plat for any other purpose is strictly prohibited. All rights reserved.

**Glezman Surveying, Inc.**  
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 214 Millgrove Drive  
 Conway, Texas 77501  
 Phone: (409) 738-1111, Fax: (409) 738-1112

