

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	4° 39' 45"	830.00'	67.54'	33.79'	67.52'	N 61° 26' 28" E
C 2	0° 48' 48"	820.00'	11.64'	5.82'	11.64'	N 27° 11' 19" W
C 3	94° 59' 36"	25.00'	41.45'	27.28'	36.87'	N 16° 16' 03" E

LINE	BEARING	DISTANCE
L 1	N 63° 46' 09" E	77.50'
L 2	S 29° 10' 34" E	98.41'
L 3	N 31° 13' 47" W	65.55'

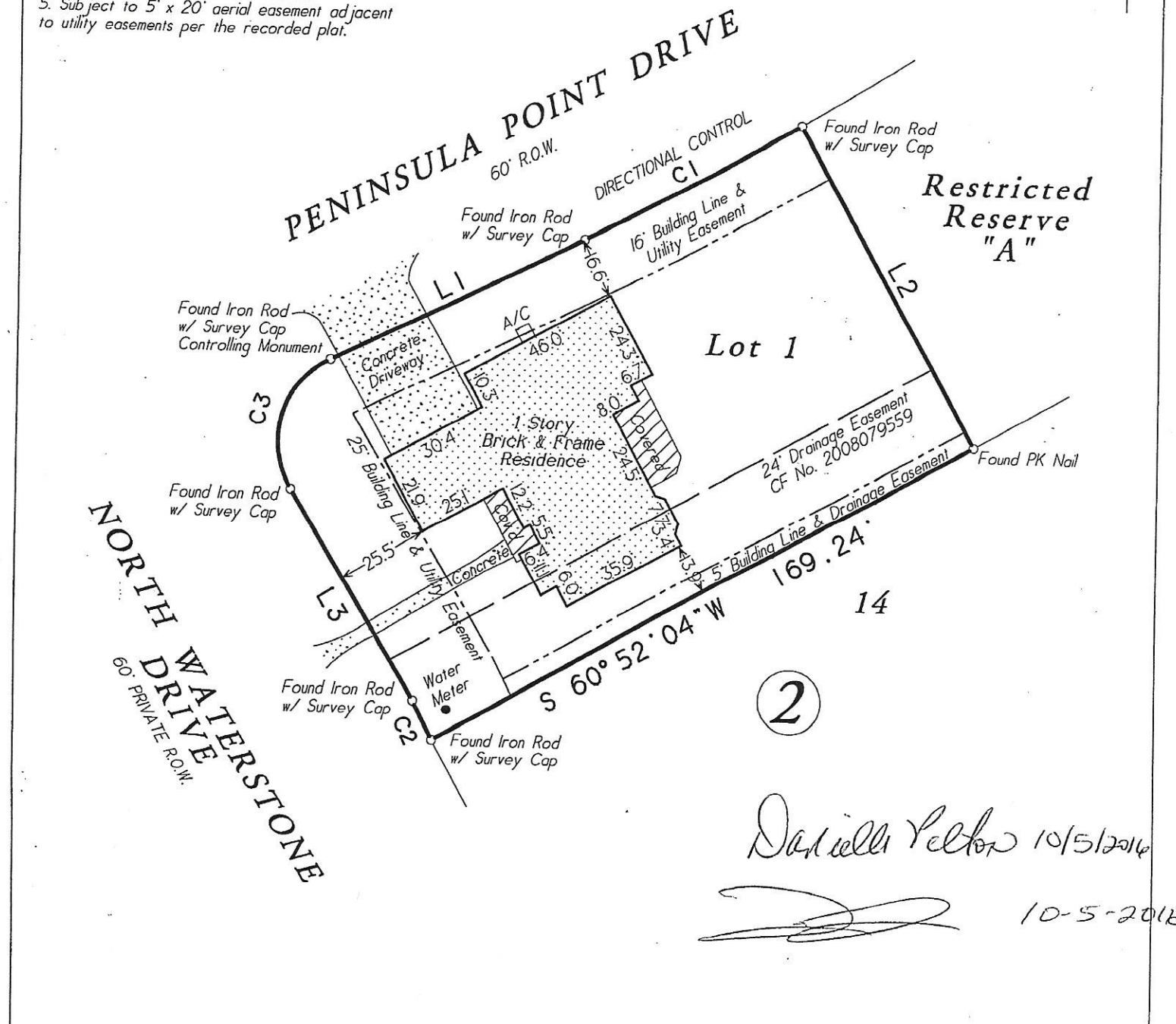
Notes:

1. Basis of bearings: the Northwest line of the subject property per the recorded plat.
2. Easements and building lines as shown are per the recorded plat and per CF No. 2015086608 R.P.R.M.C.T.
3. Subject to easements granted to the City of Montgomery per CF No. 2008079559 R.P.R.M.C.T.
4. Subject to easements granted to CenterPoint Energy Resourced Corp. per CF No. 2009082050 and 2009082051 both of R.P.R.M.C.T.
5. Subject to 5' x 20' aerial easement adjacent to utility easements per the recorded plat.

This property lies within ZONE "X" as SCALED from FEMA Map Panel Number 48339C0200-G, dated August 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.



Lot 1, Block 2, of WATERSTONE ON LAKE CONROE, Section Two, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 3577 of the Map Records of Montgomery County, Texas.

Date: August 9, 2016	GF No. 1606470
Job No. 15-0538a	Scale: 1" = 40'
Address: 234 North Waterstone Drive	Drawn By: RM
City, State: Montgomery, Texas	Zip: 77316
	Rev: 0

**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  
 Email: onesurveyatatime@sbcglobal.net



R.P.L.S. Seal

Certify to: Old Republic Title Company and MB Financial Bank, N.A.  
 Client: Travis Pelton and Danielle Pelton

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 1A, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

*[Signature]*  
 Steven L. Crews R.P.L.S. # 4141

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

Date: 8/13/2018

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

Name of Affiant(s): Danielle & Travis Pelton

Address of Affiant: 234 N. Waterstone Dr., Montgomery, TX 77356

Description of Property: Lot 1, Block 2, Waterstone on Lake Conroe, Section Two  
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 \_\_\_\_\_, 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 10/5/2016 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.

Danielle Pelton 8/13/2018  
[Signature] 8/13/2018

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TAR-1907) 02-01-2010

Coldwell Banker United, REALTORS® - Lake Conroe, 18784 Highway 105 W. Montgomery, TX 77356  
Danielle Pelton

Phone: 8329285414  
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