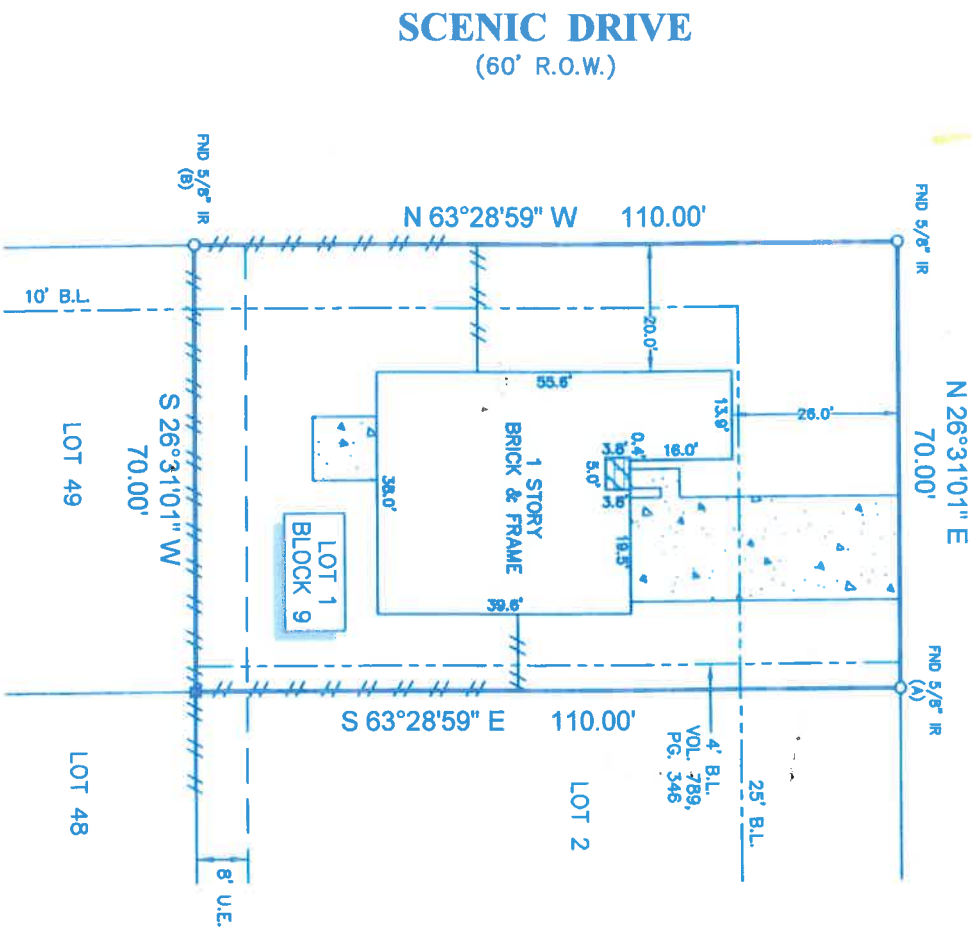


**TWIN CIRCLES DRIVE**  
(60' R.O.W.)

SCALE 1"=30'



**LEGEND**



**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. FLOOD INFORMATION IS BASED ON SCALING THE LOCATION OF THE SUBJECT PROPERTY ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW AND IS INTENDED TO BE USED TO DETERMINE FLOOD INSURANCE RATES.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. RESTRICTIVE COVENANTS AS RECORDED IN VOL. 789, PG. 348, VOL. 795, PG. 425, VOL. 790, PG. 110, D.R., CAB. A, SH. 77B, M.R., G.F. NOS. 2002-041158, 2002-101352.

**SURVEYORS CERTIFICATE:**

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON 8-17-10 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

H.T. WEBER  
RPLS# 4101



CLIENT: WILLIAM F. DEUSINGER

ADDRESS: 10471 TWIN CIRCLES DRIVE

**PROJECT:**

A LAND TITLE SURVEY OF LOT 1, IN BLOCK 9 OF CAPE CONROE, SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SHEET 77B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.



WWW.SURVEYING.COM  
P.O. BOX 2543 • ALVIN, TX 77512  
(281) 393-1382 • Fax(281) 393-1383

TITLE COMPANY:  
**American Title Company**

G.F.#: 1969-10-1177

ISSUE DATE: 8-16-10

FLOOD ZONE: "X"  
FLOOD MAP# 48339C 0195 F  
FLOOD MAP DATE: 12-19-96

PARTY CHIEF DC  
DRAFTER MC  
JOB# 8-10953-10  
DATE 8-19-10

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

Date: May 11, 2021

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

Name of Affiant(s): William F. Deusinger,

Address of Affiant: 819 Paradise Lane, Montgomery, TX 77356

Description of Property: Cape Conroe 02, Block 5, Lot 1 10471 Twin Circles Montgomery TX 77356

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 \_\_\_\_\_ 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, replatings, 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.

William F. Deusinger

SWORN AND SUBSCRIBED this

11th day of

May

2021

Notary Public

Martha Sanford

(TXR-1907) 02-01-2010



Marty Sanford, 1436 Ekhins Lk Hinesville TX 77340  
Martha Sanford

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com

Phone: 3664991143

Fax: \_\_\_\_\_

Deusinger, Fred