



LEGAL DESCRIPTION: 1.800 ACRES OF LAND SITUATED IN THE DAVID C. DICKSON SURVEY, ABSTRACT NO. 180, MONTGOMERY COUNTY, TEXAS, AND BEING LOT 30 OF WOODLAND LAKES, SECTION 7, AN UNRECORDED SUBDIVISION, SAID 1.800 ACRE TRACT BEING THE SAME TRACT DESCRIBED AS 1.7967 ACRES IN DEED TO SCOTT D. RHOADES, ET UX, RECORDED UNDER COUNTY CLERK'S FILE NO. 9449459 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 1.800 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED, BEARINGS REFERENCED TO SAID DEED.



GENESIS SURVEYING INC.
 4904 JACKSON ROAD
 MONTGOMERY, TEXAS 77316
 19361449-4554 FAX19361449-4202

OWNER/PURCHASER:
 SCOTT D. RHOADES AND
 CYNTHIA D. RHOADES

ADDRESS:
 26939 SANDY CREEK
 MAGNOLIA, TEXAS 77355

Gerald L. Reinke, R.P.L.S. No. 3971
 I hereby certify that this survey was made on the ground, that this plat correctly represents the facts of the time of survey, and there are no encroachments visible on the ground unless shown.
 DATE: DECEMBER 20, 2001

FLOOD INFORMATION: IS IN FLOOD PRONE AREA IS NOT IN FLOOD PRONE AREA
 FEMA MAP NO. 4804830470 F
 DATE DECEMBER 19, 1996

| DATE | BY | TITLE CO. | CHICAGO TITLE |
|----------|--------|-----------|---------------|
| 12-20-01 | C.V. | G.F. NO. | 289878 |
| 12-20-01 | J.R. | MTGE. CO. | |
| 12-20-01 | G.L.R. | | |

SCALE: 1" = 60'
 KEY MAP: 211 W
 J.O. NO.: I-1223

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

Date: 7/9/2021 GF No. _____
Name of Affiant(s): Scott D Rhoades, Cynthia D. Rhoades
Address of Affiant: 26939 Sandy Creek Magnolia, TX 77355
Description of Property: Woodland lakes 07 MAG, Lot 30 acres 1.800
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 2015 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.

Scott D. Rhoades
Cynthia D. Rhoades

SWORN AND SUBSCRIBED this 9 day of JULY, 2021

Krysta Hadley
Notary Public
(TXR 1907) 02-01-2010

