

17

S 46° 29' 47" E

Directional Control 157.92'

4' Building Line

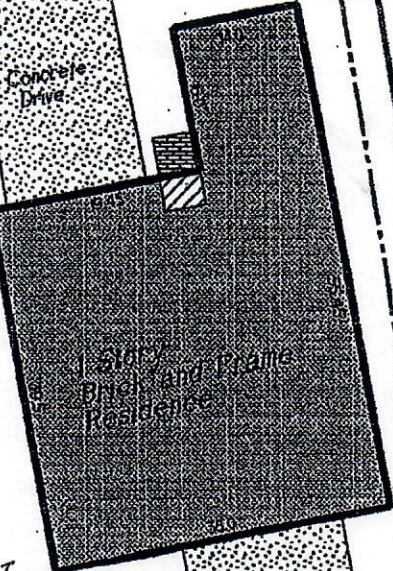
5

Found 1/2" Iron Rod Bent

ACREAGE 1.17

26.65'

Set 5/8" Iron Rod



LOT 4

Found 1/2" Iron Rod

8' Utility Easement

18.77'

8' Utility Easement
4' Building Line

192.51'

N 63° 28' 59" W

25' Building Line

Found 1/2" Iron Rod
CONTROLLING MONUMENT

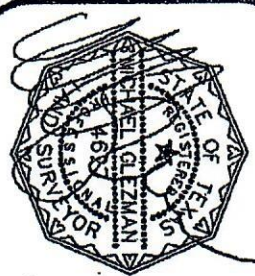
Lot 4, Block 17, of CAPE CONROE, SECTION TWO (2), a subdivision situated in the Atkins League Survey, A-3, Montgomery County, Texas, according to the map thereof recorded in Cabinet A, Sheet 77B (formerly Volume 10, Page 49) of the Records of Montgomery County, Texas.

Purchaser: Frederick H. Stetson and Dorothy L. Stetson

Address: 502 Paradise Lane
Montgomery, Texas 77356

Date: 10/16/77
GR No: 9740-4016 Job No: 97413

- NOTES:
1. MAP SCALE: 1" = 20'
 2. BASIS OF BEARINGS: RECORDED PLAT
 3. ROADS DEDICATED BY RECORDED PLAT UNLESS OTHERWISE NOTED
 4. BUILDING LINES AS RECORDED IN VOLUME 10, PAGE 49, D.M.C.T. Pg. 346.



R.P.L.S. #4627

To: Stewart Title Company
 I, Michael Glezman, a Registered Professional Land Surveyor, State of Texas, hereby certify that the property has been surveyed on the ground under my supervision. It is true and correct, the corner monuments have been found or set, that there are no encroachments or conflicts except as noted. This survey and professional services conform to the Texas Society of Professional Surveyors Standards and Specifications for a GATSOPRY 1A, (Condition III) survey.
 The drawing is the property of Glezman Surveying, Inc. and shall not be used for any purpose without the written consent of an authorized agent of Glezman Surveying, Inc. Glezman Surveying, Inc. accepts no responsibility for the use of this drawing for any purpose other than that indicated on this drawing. All rights reserved. Copyright 1977, Glezman Surveying, Inc.

Surveying Southeast Texas since 1937
GLEZMAN SURVEYING, INC.

1110 N. Loop 336 W., Suite 210
Garland, Texas 75041
Office (409) 766-2500 Home (409) 44-2924



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

Date: 6/15/2021

GF No. _____

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

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

Description of Property: Cape Conroe 02, Block 17, Lot 4

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.

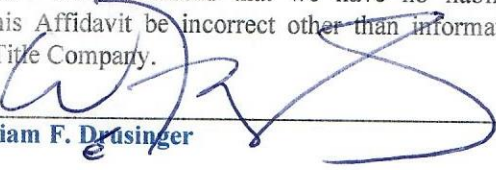
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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, 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.



William F. Drusinger

SWORN AND SUBSCRIBED this 15th day of June
Martha Sanford
Notary Public



2021