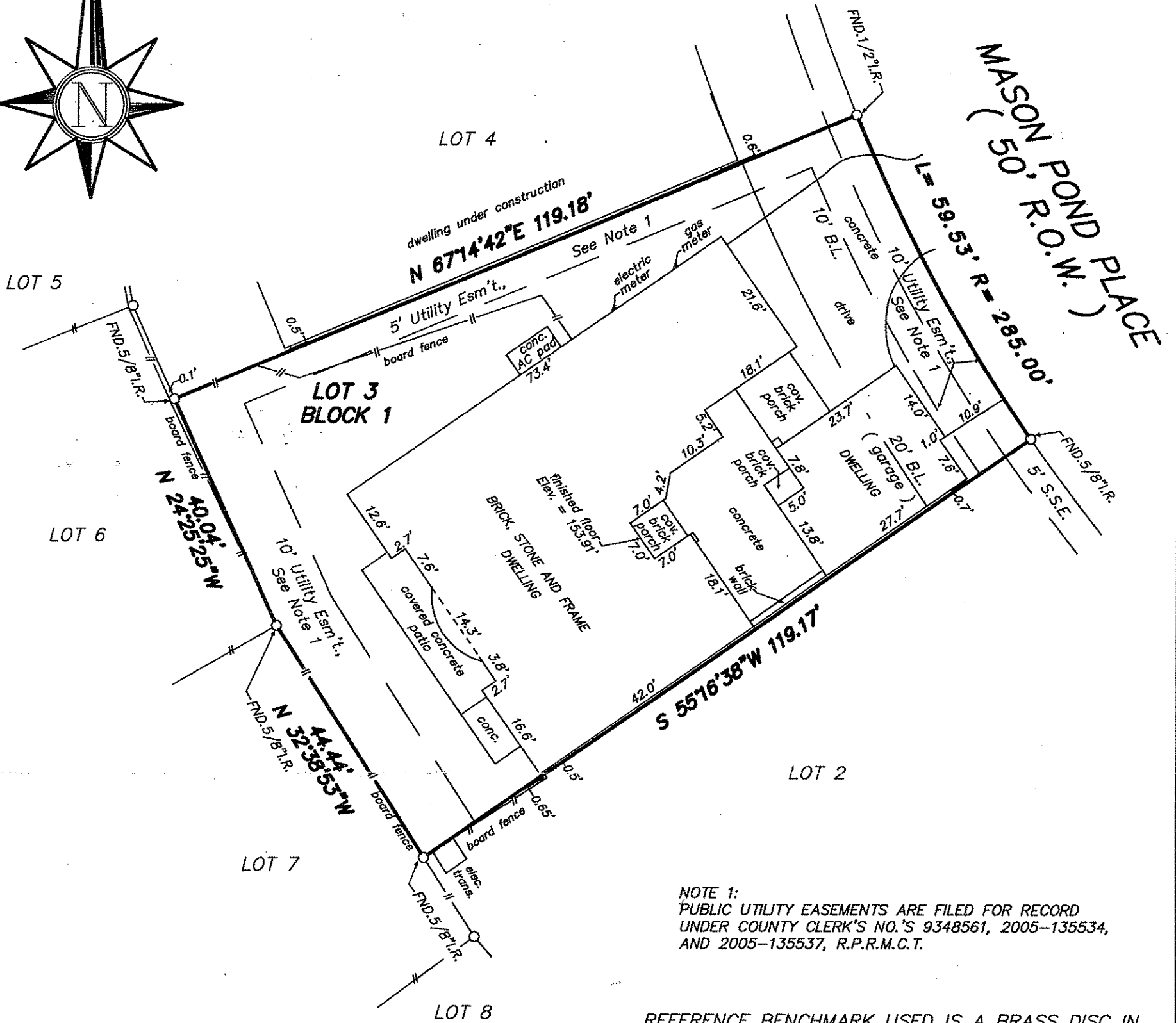
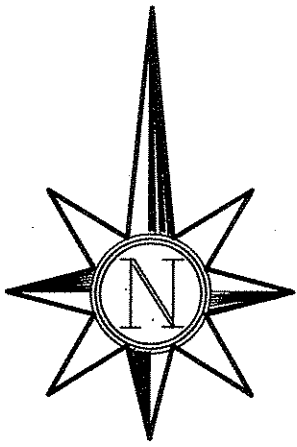


Basis of bearings is recorded plat.



NOTE 1:  
 PUBLIC UTILITY EASEMENTS ARE FILED FOR RECORD  
 UNDER COUNTY CLERK'S NO.'S 9348561, 2005-135534,  
 AND 2005-135537, R.P.R.M.C.T.

REFERENCE BENCHMARK USED IS A BRASS DISC IN  
 THE CENTERLINE AT INTERSECTION OF COURT DALE  
 DRIVE AND MASON POND PLACE.  
 ELEVATION = 150.71' N.G.V.D. ('64 ADJ.)

STANDARD LAND SURVEY  
 LOT 3, BLOCK 1  
 THE WOODLANDS, GROGAN'S FOREST, SECTION 10,  
 BEING 22.51 ACRES OUT OF THE F.D. MAY SURVEY, A-388  
 AND THE JAMES STEPHENS SURVEY, A-536

MONTGOMERY COUNTY, TEXAS REF: Cabinet Z, Sheet 137 Map Records

Scale: 1" = 20' Date: August 18, 2007

Address: 11 Mason Pond Place, The Woodlands, Texas 77381

To Trang D. Nguyen, Exclusively,

I hereby certify that this survey was made on the ground under my supervision and that there are no visible encroachments except as shown. This Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1-B, Condition III Survey. This Survey was performed with the benefit of a Title Commitment prepared by Stewart Title Guaranty Company

G.F. No. 07410537. Surveyor did not abstract subject property. Surveyor did not locate underground improvements or utilities.

Robert E. Maddux Jr.  
 R.P.L.S. No. 4513

This drawing is the property of Maddux Professional Land Surveying Co. and shall not be used without the written consent of an agent of Maddux Professional Land Surveying Co.. Maddux Professional Land Surveying accepts no responsibility for the use of this drawing for any purpose after six months from the date indicated on this drawing. All Rights Reserved. Copyright 2007. Maddux Professional Land Surveying Co.

File No. 07-M-308

Seal

C.S.

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

Date: 10/28/2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Juan A & Cherylyn Rincon  
Address of Affiant: 11 Mason Pond Place, Spring, TX 77381  
Description of Property: 11 Mason Pond Place, Spring, TX 77381  
County Montgomery, Texas

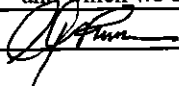
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

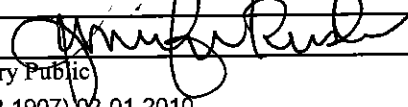
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 08/18/2007 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.

  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 28th day of October, 20 21.

  
Notary Public  
(TXR 1907) 02-01-2010

