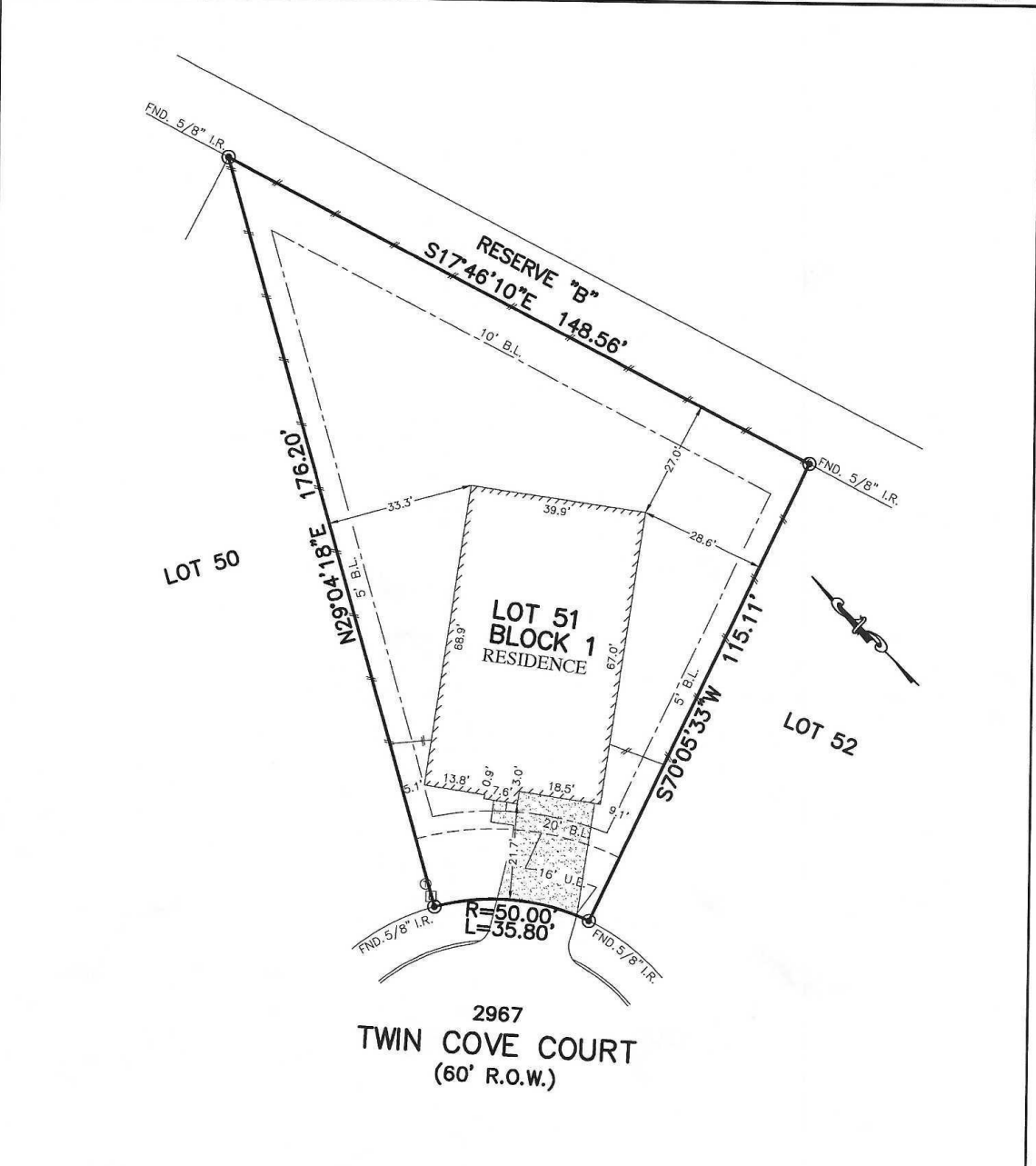


LEGEND		WOODEN FENCE		ELEV. ELEVATION		(R.G.) BUILDER GUIDELINES		ELECTRIC BOX		TELEPHONE PEDESTAL		PAD MOUNTED TRANSFORMER	
	FLATWORK		WROUGHT IRON FENCE		T.O.F. TOP OF FORM		M.A.E. MAINTENANCE EASMENT		ELECTRIC BOX		TELEPHONE PEDESTAL		PAD MOUNTED TRANSFORMER
	CHAIN LINK FENCE		F.F. FINISHED FLOOR		R.O.W. RIGHT-OF-WAY		S.L.E. STREET LIGHT EASEMENT		CABLE PEDESTAL		FIRE HYDRANT		GAS METER
	OVERHEAD ELECTRIC		EXT. PRIVATE		D.E. DRAINAGE EASEMENT		E.E. ELECTRIC EASEMENT		WATER METER		LIGHT POLE		MANHOLE
	BUILDING LINE		CONC. CONCRETE		S.S.E. SANITARY SEWER EASEMENT		UTILITY VAULT		WATER VALVE		PROPERTY CORNER		GUY ANCHOR
	UTILITY EASEMENT		IRON ROD		STM.S.E. STORM SEWER EASEMENT		FND. BLDG. BUILDING		A.E. AERIAL EASEMENT		POWER POLE		



\*\*\*\* SHANNON MICHELLE McTAGGART  
RICHARD JOHN McTAGGART

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 14628-18-09242.

PLAT OF SURVEY  
SCALE: 1" = 30'

FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "X"  
AS DEPICTED ON COMMUNITY PANEL  
NO. 48339C0395G EFFECTIVE DATE: 8/18/2014  
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.  
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT  
DETERMINATION"

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FOR: \*\*\*\*  
ADDRESS: 2967 TWIN COVE COURT  
ALLPOINTS JOB #: LH140269 OU  
G.F.: 14628-18-09242

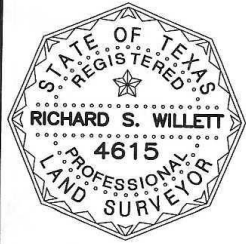
LOT 51, BLOCK 1,  
LADERA CREEK, SECTION 2,  
CABINET Z, SHEET 4467, PLAT RECORDS,  
MONTGOMERY COUNTY, TEXAS



ALLPOINTS SERVICES CORP.  
PHONE: 713-468-7707  
T.B.P.L.S. No. 10122600

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 13TH DAY OF DECEMBER, 2017.

*RSW*



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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Richard McTaggart, Shannon McTaggart

Address of Affiant: 2967 Twin Cove Ct, Conroe, TX 77301

Description of Property: \_\_\_\_\_

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.")  
n/a

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): ADDED PATIO ACROSS BACK OF HOUSE  
ADDED SWIM SPA, ADDED PERGOLA OVER SPA, ADDED OUTDOOR  
KITCHEN.

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.

Richard McTaggart  
Richard McTaggart

Shannon McTaggart  
Shannon McTaggart

SWORN AND SUBSCRIBED this 18<sup>th</sup> day of February, 2022  
Andrea Owens  
Notary Public

(TXR-1907) 02-01-2010

