

PROJECT NO. 3501  
 F49-01  
 Map 157E  
 Key  
 DRAWN BY MCM  
 CKD BY:  
 DRAWING DATE: 09/09/97  
 MICHAEL C. WARREN & ASSOCIATES  
 1300 S. FRAZIER SUITE 202 CONROE TX 77301  
 (409)441-4466 FAX 756-1489

10:00  
 Rev 9/10/97

TEASWOOD DRIVE  
 (60' R.O.W.)  
 Rec: N 39°40'44" W - 180.00'  
 182.48'

20' landscaping, utility & drainage easement  
 80' building line CT 9703983  
 80' building line CT 9703983  
 20' utility & drainage easement  
 20' building line, landscaping, utility & drainage easement  
 Rec: N 49°51'29" E - 238.32'  
 50°52'56" E  
 238.36'

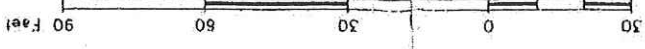
TEASWOOD  
 BLOCK TWO  
 CABINET E, SHEET 83B M.C.M.R.

LOT 38

LOT 39

LOT 40

Survey accepted and agreed  
 By: *John W. Warren*  
 Date: 3/22/21



SCALE: 1"=30'

Michael C Warren  
 Registered Professional Land Surveyor No. 4935



Date of Survey: 08 September 1997

I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.

Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:  
 First Surety Title Company  
 G.F. No. 9702322  
 Effective date: August 5, 1997  
 The subject tract(s) as shown hereon is subject to the following restrictive covenants of record:  
 As set forth in instrument recorded under Clark's File No. 9709983 of the Real Property Records of Montgomery County, Texas, and those imposed by the Map and Dedication recorded in Cabinet E, Sheet 83B of the Map Records of Montgomery County, Texas.  
 Tract is subject GUT States Utilities Co. easement granted by The Reserve, Inc. Clark's File No. 8550378 Real Property Records of Montgomery County, Texas.  
 Tract shown hereon is located in ZONE X, areas of minimal flooding, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48339C 0560 F effective 12/19/96.  
 found 5/8' iron rod  
 S 42°06'06" E 142.82'

BOUNDARY SURVEY  
 FOR STEPHEN H FRANK & ANNETTE D FRANK  
 CONROE, TEXAS 77304  
 TEASWOOD DRIVE  
 Lot Thirty-Nine (39), Block Two (2), of TEASWOOD (formerly known as The Reserve), a subdivision of 349.6603 acres located in the James Edward Survey, Abstract No. 190, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet E, Sheet 83B of the Map Records of Montgomery County, Texas.

found 5/8' iron rod

found 5/8' iron rod

found 5/8' iron rod

N 35°37'07" W 170.00'

Rec: S 42°51'35" E - 180.00'  
 150.65' E  
 20' building line, landscaping, utility & drainage easement

Rec: S 45°31'22" W - 248.11'  
 248.08' E  
 20' utility & drainage easement  
 20' building line, landscaping, utility & drainage easement

found 80 penny nail



## Netco, Inc. Privacy Statement

At Netco, Inc. we recognize the privacy expectations of today's consumers and the requirements of federal and state privacy laws. Netco, Inc. and its underwriter ( North American Title Insurance Company )will collect only the information that is needed to serve you and administer our business. We also carefully limit and control how we share information about customers. We share customer information only as outlined in this Privacy Statement. We do not share customer information with non-financial companies to enable them to market their products and services directly to our customers. We may collect nonpublic information about you from the following sources:

- o Information we receive from you, such as on applications or other forms.
- o Information about your transactions we secure from our files, or from our affiliates or others.
- o Information we receive from a consumer reporting agency.
- o Information we receive from others in your transaction.
- o Unless it is specifically stated otherwise in an amended Privacy Statement, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by federal and state law.

We may disclose information contained in title insurance policies, settlement statements, payoff letters, and other supporting documents we have or will obtain concerning your transaction.

Pursuant to Title V of the Gramm-Leach-Bliley Act, you may "opt out" of the dissemination of any nonpublic personal information. In order to opt out you should contact a Netco, Inc. customer service representative at (636) 925-8620 and indicate the information you do not want disclosed.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards to guard your nonpublic personal information.

Please read the exceptions and the terms shown or referred to herein carefully. The exceptions provide you with notice of matters that are not covered under the terms of the title insurance should be carefully considered.

This report is a written representation as to the condition of title for purposes of providing and lists all liens, defects, and encumbrances affecting title to the land that are filed of insurance agent or any other person other than a licensed

Arkansas attorney may provide concerning the status of title to the property described in the title commitment.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW**

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

Date: 3/11/24 GF No. NTX 1342827  
Name of Affiant(s): GEORGAU EYERMAN  
Address of Affiant: 2019 LAUREL HILL DR., KINGWOOD, TX 77339  
Description of Property: 7330 TEASWOOD DR TX 77304 (MONTGOMERY)  
County MONTGOMERY, Texas LOT 39, BLK 2 TEASWOOD

"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 \_\_\_\_\_, 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 6/4/99 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.

Georgau Eyerman  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 12 day of March, 2024.

\_\_\_\_\_  
Notary Public  
(TXR 1907) 02-01-2010



Spring Office 15420 Ridge Park Drive Houston, TX 77095 832-674-4960 Alan Harris

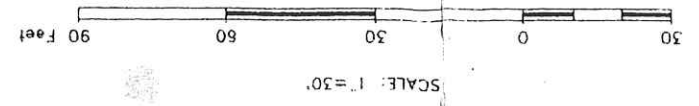
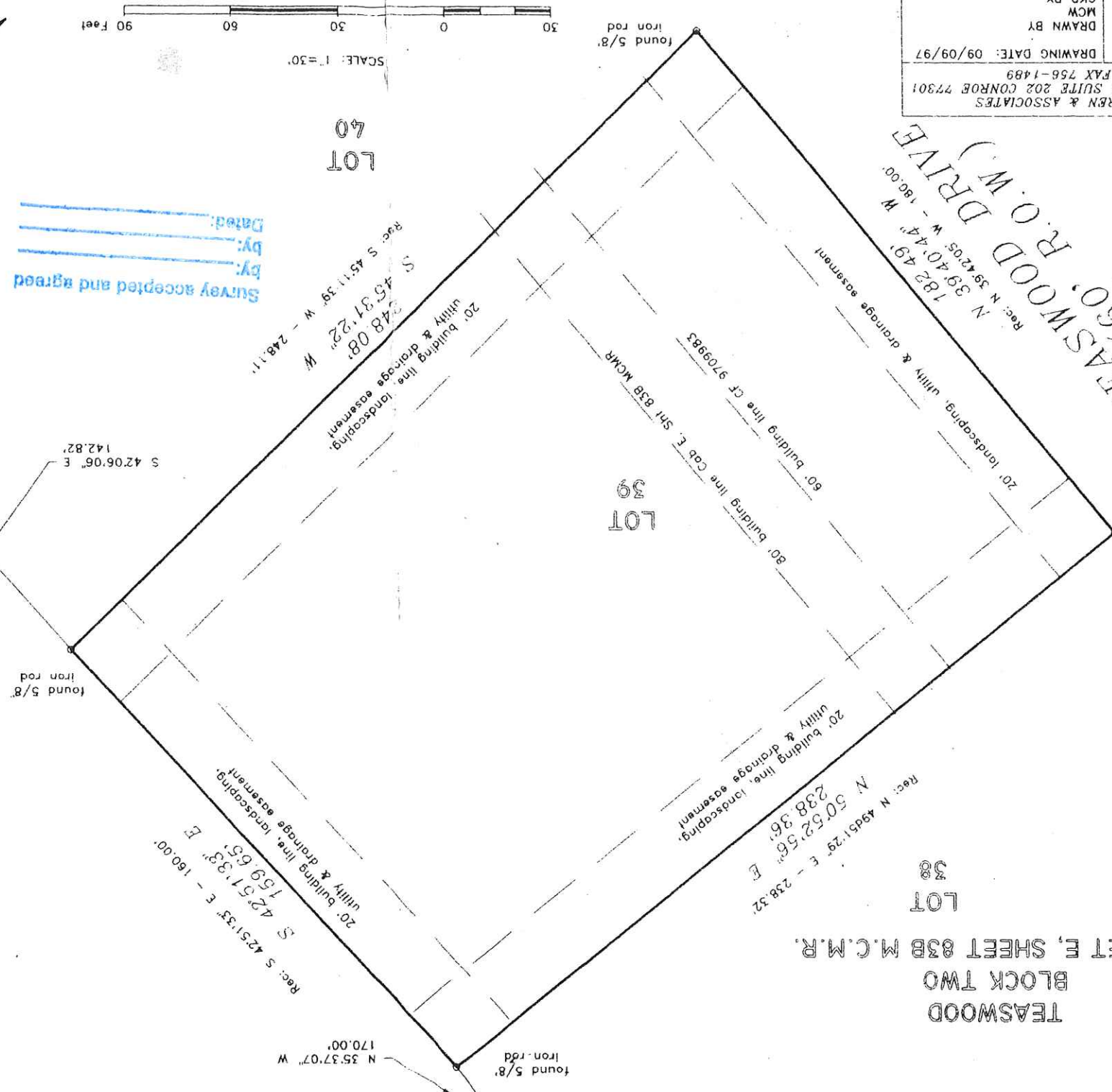


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 Dated:

Date of Survey: 08 September 1997



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Effective date: August 6, 1997

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BOUNDARY SURVEY FOR STEPHEN H. FRANK & ANNETTE D. FRANK TEASWOOD DRIVE CONROE, TEXAS 77304

Michael C. Warren Registered Professional Land Surveyor No. 4935