

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

Date: October 8th 2019 GF No. _____
Name of Affiant(s): William Edmond Morneau II
Address of Affiant: 1995 F.M. 3006 Pleasanton Tx 78064
Description of Property: S764092 - OAK RIDGE NORTH B, RES A-1, ACRES 0.27
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 December 27th 2011 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:)

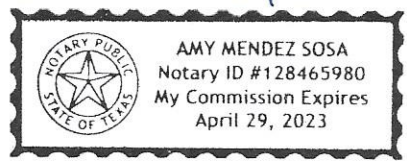
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

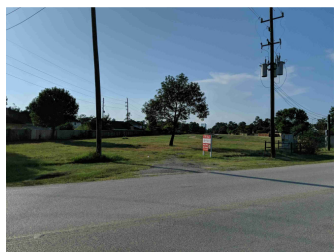
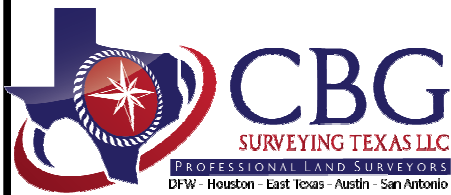
William E. Morneau II

SWORN AND SUBSCRIBED this 8th day of October, 2019.

Amy Sosa
Notary Public

(TXR 1907) 02-01-2010





LEGEND

- | | |
|----------------------------------|-------------------------|
| ○ 1/2" ROD FOUND | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND | AC AIR CONDITIONER |
| ⊗ "X" FOUND/SET | PE POOL EQUIPMENT |
| ⊕ POINT FOR CORNER | ● POWER POLE |
| ⊗ 5/8" ROD FOUND | △ OVERHEAD ELECTRIC |
| T TRANSFORMER PAD | — — IRON FENCE |
| ■ COLUMN | —X— BARBED WIRE |
| ▲ UNDERGROUND ELECTRIC | — — EDGE OF ASPHALT |
| —OHP— OVERHEAD ELECTRIC POWER | — — EDGE OF GRAVEL |
| —OES— OVERHEAD ELECTRIC SERVICE | — — STONE |
| —○— CHAIN LINK | — — CONCRETE |
| — — WOOD FENCE 0.5' WIDE TYPICAL | — — COVERED AREA |
| — — DOUBLE SIDED WOOD FENCE | — — BRICK |

EXCEPTIONS:

NOTES:

BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. 2011114244.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0545G, this property does lie in Zone X and does not lie within the 100 year flood zone.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Purchaser

Date: _____
 Purchaser

Drawn By: MARIA

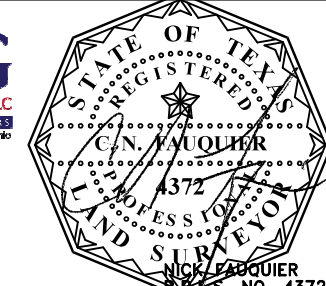
Scale: 1" = 30'

Date: 08/29/19

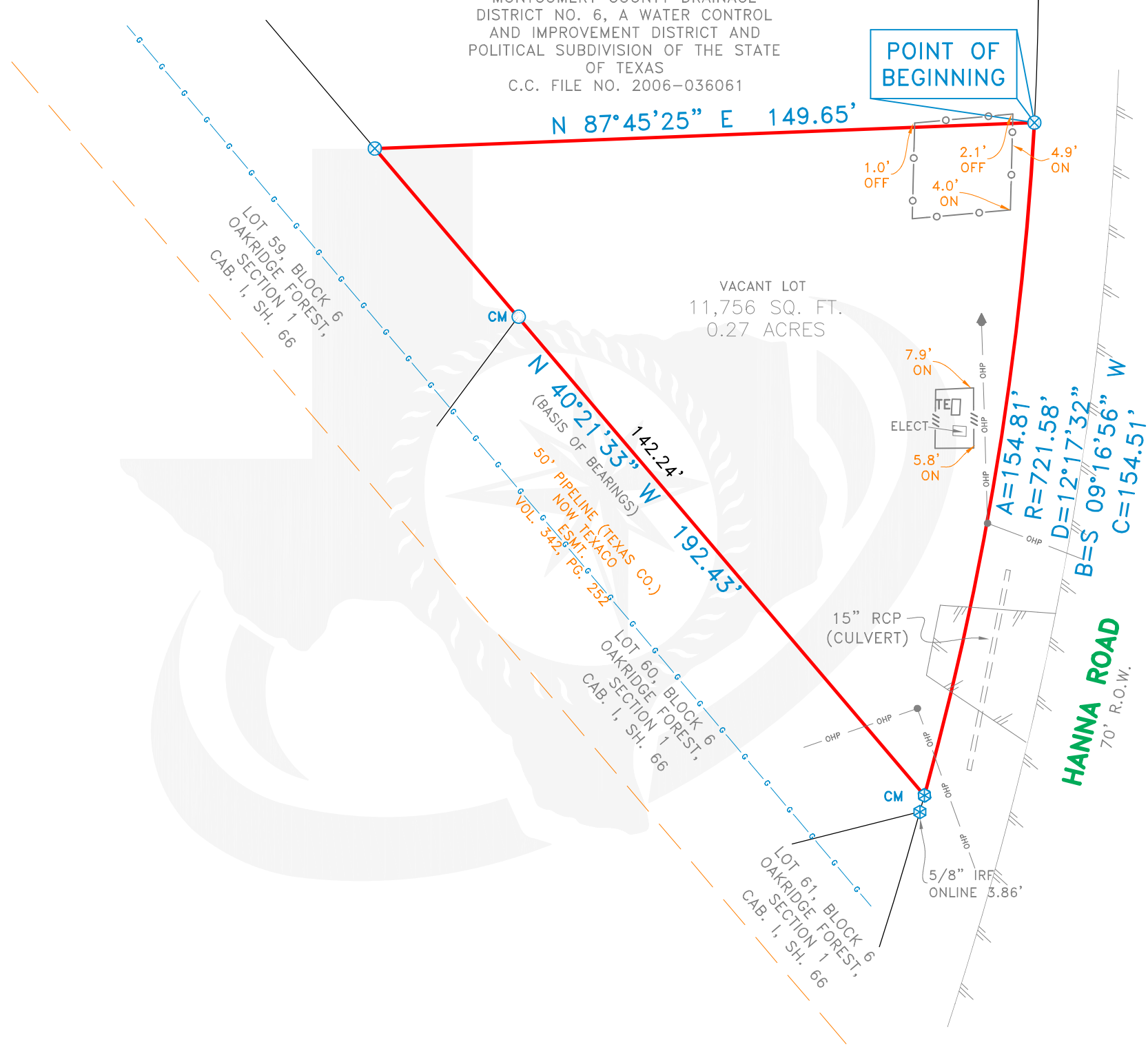
GF NO.: GFN

Job No. 1917260

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MONTGOMERY COUNTY DRAINAGE DISTRICT NO. 6, A WATER CONTROL AND IMPROVEMENT DISTRICT AND POLITICAL SUBDIVISION OF THE STATE OF TEXAS
 C.C. FILE NO. 2006-036061



Hanna Road

Being a tract of land situated in the Montgomery County School Land Survey, Abstract No. 350, Montgomery County, Texas, same being that tract of land conveyed to LGL Energy, Inc., by deed recorded in County Clerk File No. 2011114244, Real Property Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBC Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Montgomery County Drainage District No. 6, a water control and improvement district and political subdivision of the State of Texas, by deed recorded in County Clerk File No. 2006-036061, Real Property Records of Montgomery County, Texas and lying along the West line of Hanna Road (70 foot right-of-way) and being the beginning of a non-tangent curve turning to the right, with a radius of 721.58 feet, a delta angle of 12 degrees 17 minutes 32 seconds, a chord bearing of South 09 degrees 16 minutes 56 seconds West, and a chord length of 154.51 feet;

THENCE along said curve to the right, along the West line of aforementioned Hanna Road, an arc length of 154.81 feet to a 5/8 iron rod found for corner, said corner being the East corner of Lot 60, Block 6 of Oakridge Forest, Section 1, an Addition to Montgomery County, Texas, according to the Map or Plat thereof recorded in Cabinet I, Sheet 66, of the Map or Plat Records of Montgomery County, Texas, from which a 5/8 inch iron rod found online bears in a Southwesterly direction at a distance of 3.86 feet for reference;

THENCE North 40 degrees 21 minutes 33 seconds West, along the Northeast line of said Lot 60 of Oakridge Forest, passing at a distance of 142.24 feet to a 1/2 inch iron rod found online for corner, said corner being the North corner of said Lot 60 and the East corner of Lot 59 of said Oakridge Forest, and continuing a total distance of 192.43 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBC Surveying" for corner, said corner lying along the Northeast line of said Lot 59 and being the Southwest corner of aforesaid of Montgomery County Drainage tract;

THENCE North 87 degrees 45 minutes 25 seconds East, along the South line of said Montgomery County Drainage tract, a distance of 149.65 feet to the POINT OF BEGINNING and containing 11,756 square feet or 0.27 acres of land.

