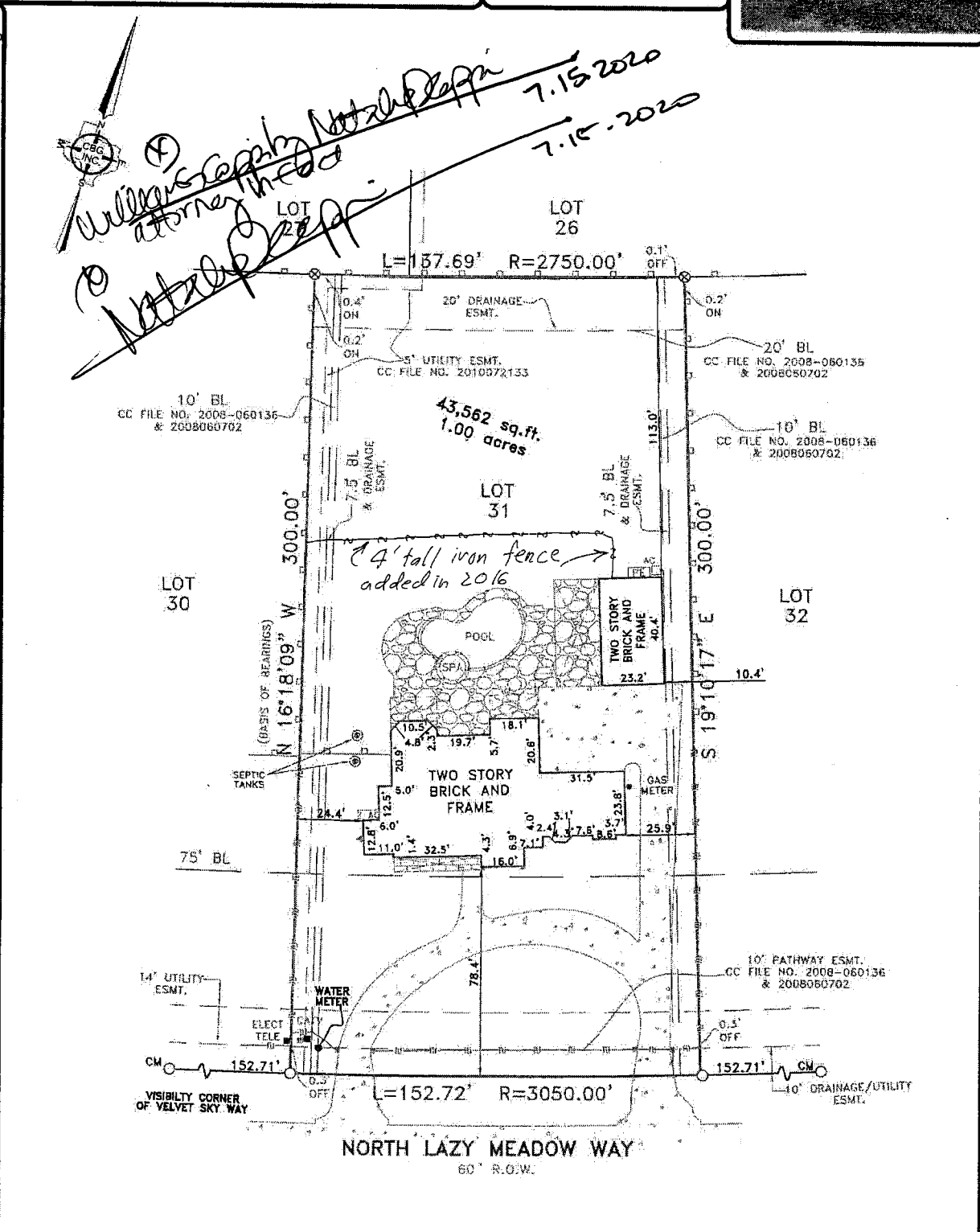


**6311 North Lazy Meadow Way**  
 Being Lot Thirty-one (31), Block Two (2), of Benders Landing Estates, Section Six (6), a Subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheet 1259 of the Map Records of Montgomery County, Texas.



- LEGEND**
- 5/8" ROD FOUND
  - ⊗ 1/2" ROD SET
  - 1" PIPE FOUND
  - ⊗ "X" FOUND/SET
  - ◆ 80d NAIL FOUND
  - FENCE POST FOR CORNER
  - CM CONTROLLING MONUMENT
  - AC AIR CONDITIONER
  - PE POOL EQUIPMENT
  - TE TRANSFORMER PAD
  - BRICK COLUMN
  - POWER POLE
  - ▲ UNDERGROUND ELECTRIC
  - △ OVERHEAD ELECTRIC
  - OHP — OVERHEAD ELECTRIC POWER
  - OES — OVERHEAD ELECTRIC SERVICE
  - CHAIN LINK
  - WOOD FENCE 0.8' WIDE TYPICAL
  - IRON FENCE
  - X — BARBED WIRE
  - EDGE OF ASPHALT
  - EDGE OF GRAVEL
  - CONCRETE
  - COVERED AREA



*Willis G. Goff, Attorney at Law*  
 7.15.2020  
 7.15.2020

**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CAB. Z, SHT. 1259, CC FILE NO'S 2008-060136, 2008-060702, 2009076802, 2009098042, 2010030349, 2012003852, 2012024086, 2012048749, 2012078086, 2013045780, 2013104288, 2014000943, 2014048289, 2014062443, 2014078745, 2007-080292

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 361, PG. 170

Date: *8/24/15*  
 Accepted by: *[Signature]*  
 Purchaser  
 Purchaser

**NOTES:**  
 NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
 FLOOD NOTE: According to the F.I.R.M. No. 48339C0725 G, this property does lie in Zone X and does not lie within the 100 year flood zone.  
 This survey is made in conjunction with the information provided by Trueline Technologies. 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, 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.

Drawn By: C.C.  
 Scale: 1" = 40'  
 Date: 08/06/15  
 GF No.: 7695-15-3245  
 Job No. 1512230

C.B.G. Surveying, Inc.  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgsd.com

Page 1 of 2 in order 73665  
File number: 7695-15-3245

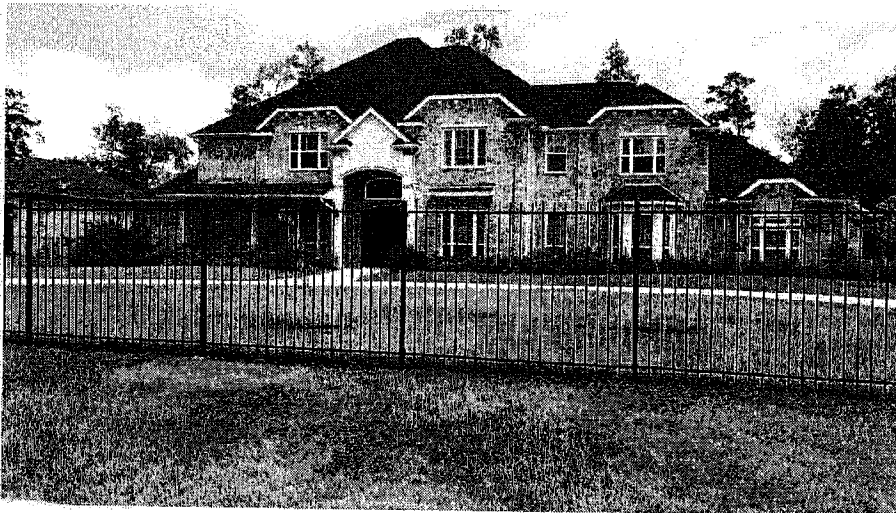
Completed: 8/6/2015  
Surveyed: 8/6/2015

Lender: AMEGY MORTGAGE COMPANY, LLC  
Buyer: ATTILA BANKI AND IRIS ROMERO-BANKI  
Seller: CARTUS FINANCIAL CORPORATION

COMMUNITY NUMBER:  
PANEL: 48339C0725G SUFFIX:  
INDEX DATE:  
F.I.R.M DATE:  
ZONE: X

Premises: 6311 LAZY MEADOW WAY, SPRING, TEXAS 77386 MONTGOMERY

Description of encroachments, violations or other points of interest at the time of the inspection:  
**NONE VISIBLE**



**CERTIFIED TO:** TEXAS AMERICAN TITLE COMPANY, AMEGY MORTGAGE COMPANY, LLC

**LEGAL DESCRIPTION:** LOT 31, BLOCK 2, BENDERS LANDING ESTATES 06, , AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORD OF COUNTY MONTGOMERY, TEXAS.

**TRUeline TECHNOLOGIES LLC:** THE FOLLOWING PRODUCT HAS BEEN COMPLETED BY THE STATE LICENSED LAND SURVEYING FIRM AS INDICATED ON THE FOLLOWING PAGE. TRUeline TECHNOLOGIES LLC PROVIDES THE DIGITAL TRANSMISSION AND ARCHIVING OF THE PRODUCT, AND IS NOT INVOLVED IN ANY FACET OF THE TECHNICAL FIELD WORK PERFORMED AND MAKES NO WARRANTIES AS TO THE ACCURACY OF SUCH WORK. ALL TRANSMISSIONS OF THE PRODUCT ARE VIA A SECURE 'SHA-1' SECURE HASH MESSAGE DIGEST AUTHENTICATION CODE WITHIN ITS SIGNATURE FILE. A MANUALLY SIGNED AND SEALED LOG OF THIS SURVEY'S SIGNATURE FILE IS KEPT ON FILE AT THE PERFORMING SURVEYORS OFFICE.

**PRINTING PROCEDURES:** BECAUSE THIS FILE HAS BEEN SENT ELECTRONICALLY, IT IS IMPERATIVE THAT THE PRINT SETTINGS BE CORRECT IN ORDER TO DEPICT AN ACCURATE REPRESENTATION OF THIS DOCUMENT ON PAPER. INSTRUCTIONS: WHILE VIEWING THE PRODUCT IN ADOBE READER, SELECT PRINT UNDER THE FILE TAB. SELECT COLOR PRINTER. UNDER PRINT RANGE - SELECT ALL. UNDER PAGE HANDLING, SELECT NONE FOR PAGE SCALING AND UNCHECK AUTO ROTATE AND CENTER. CHOOSE PAPER SOURCE BY PDF SIZE. CLICK PRINT.

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

Date: 6/15/20 GF No. \_\_\_\_\_

Name of Affiant(s): Attila Banki, Iris Romero-Banki

Address of Affiant: 6311 N Lazy Meadow Way, Spring, TX 77386-4153

Description of Property: S257206 - BENDERS LANDING ESTATES 06, BLOCK 2, LOT 31  
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 August 24, 2015 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, replatings, 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): A 4 foot tall wrought-iron fence was installed behind the pool, extending from west fence to west edge of 2-story brick structure associated with the outdoor kitchen & 2-car garage. The fence is not a permanent structure, and it neither regulates or interferes with any easement.

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.

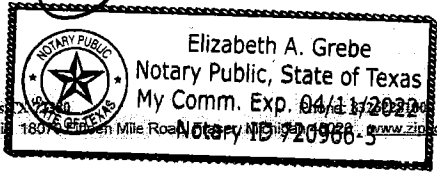
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Attila Banki  
Attila Banki

Iris Romero-Banki  
Iris Romero-Banki

SWORN AND SUBSCRIBED this 15 day of June 2020

Elizabeth A. Grebe  
Notary Public



(TXR-1907) 02-01-2010