

glezman surveying, inc.

1938 Old River Road
Montgomery, Texas 77356

936-582-6340
Fax: 582-6344

1.4484 Acres
Lot 227, Deer Glen North
Beasley Prewett Survey, A-420
Montgomery County, Texas

A tract of or parcel of land containing 1.4484 acres of land, known as Lot 227, Deer Glen North, an unrecorded subdivision in Montgomery County, Texas, situated in the Beasley Prewett Survey, Abstract Number 420, being the east portion of a called 2.893 acre tract of land as described in Deed recorded under Montgomery County Clerk's File Number 2000-082424, said 1.4484 acre tract of land being the same tract of land called 1.443 acres as described in Deed recorded under Montgomery County Clerk's File Number 2005-052854 of the Official Public Records of Real Property in Montgomery County, Texas, said 1.4484 acre tract of land being more particularly described in metes and bounds as follows, with all bearings being referenced to the south line of Lowe Lane a 60 foot Right of Way as found monumented on the ground:

COMMENCING at a 1/2 inch iron rod found for the southwest corner of Lowe Lane a 60 foot Right of Way and Oak Grove Lane a 60 foot Right of Way;

THENCE North 88°13'34" West at a distance of 1008.11 feet (Deed Call: 1008.00 feet) to a 1/2 inch iron rod found in the southerly line of said Lowe Lane a 60 foot right of way, for the northwest corner of a called 1.446 acre tract of land known as Lot 226 as described in Deed recorded under Montgomery County Clerk's File Number 2011-079095 of the Official Public Records of Real Property in Montgomery County, Texas and being the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land;

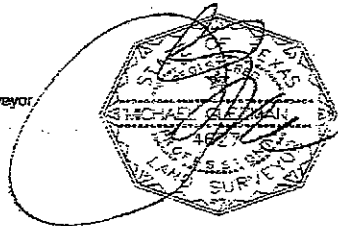
THENCE South 01°47'44" West at a distance of 500.21 feet (Deed call South 01°46'25" West 500.00 feet) to a 1/2 inch iron rod found, in the northerly line of a called 5.540 acre tract of land being a 60 foot Road Easement as described in Deed recorded under Montgomery County Clerk's file Number 8044724 of the Official Public Records of Real Property in Montgomery County, Texas, for the southwest corner of said 1.446 acre tract of land, and being the southeast corner of the herein described tract of land;

THENCE North 88°15'34" West at a distance of 126.14 feet (Deed Call North 88°13'35" West 126.00 feet) to a 1/2 inch iron rod found, in the northerly line of said 5.54 acre tract of land, for the southeast corner of a 1.45 acre tract of land, known as Lot 228 as described in Deed Recorded under Montgomery County Clerk's File Number 2007-066623, of the Official Public Records of Real Property in Montgomery County, Texas and being the southwest corner of the herein described tract of land;

THENCE North 01°48'06" East at a distance of 500.32 feet (Deed call North 01°46'25" East 500.00 feet) to a 1/2 inch iron rod found in the southerly line of Lowe Lane a 60 foot right of way, for the northeast corner of said 1.45 acre tract of land, for the northwest corner of the herein described tract of land;

THENCE South 88°13'35" East at a distance of 126.09 feet (Deed call South 126.00 feet) along the southerly line of Lowe Lane to the **POINT OF BEGINNING** and containing in all a total of 1.4484 acres of land.

Michael Glezman
Registered Professional Land Surveyor
Texas Registration No. 4627



Date: 08/25/2015
Job: 2015-130 wood 1.4444 Ac

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

Date: October 19, 2022

GF No. _____

Name of Affiant(s): Larry M Wood, Bonnie K Wood

Address of Affiant: 20226 Lowe, New Caney, Tx 77357

Description of Property: Deer Glen North, LOT 227

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 31, 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, replattings, casement 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): we added a 12x16 lean too on the side of the existing shed

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.

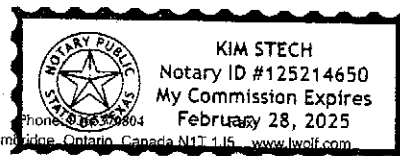
Larry M Wood
Larry M Wood

SWORN AND SUBSCRIBED this 24th day of October, 2022
K. Stech
Notary Public

(TXR-1907) 02-01-2010

Green & Associates Real Estate Services, 208 W Montgomery Willis TX 77378
Glen McJin

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwlf.com



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20226 Lowe

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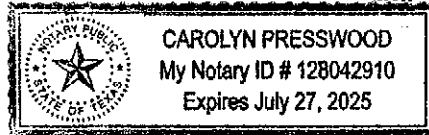
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NA
Larry M Wood
Bonnie Wood



SWORN AND SUBSCRIBED this 28 day of October, 2022
Carolyn Presswood
Notary Public

(TXR-1907) 02-01-2010