Webb Creek Place

Lot Three (3), Block One (1), The Woodlands Village of Alden Bridge, Section Forty—Six (46), a subdivision of 12.13 acres of land in the Dickinson Garrett Survey, A-224 and the A. Smith Survey, A-499, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet K. Sheet 156 (formerly Cabinet J, Shee 120) of the Map Records of Montgomery County, Texas.





LEGEND

O 1/2" ROD FOUND ⊗ 1/2" ROD SET ○ 5/8" ROD FOUND X" FOUND/SET

-POINT FOR CORNER

FENCE POST FOR CORNER

CM CONTROLLING MONUMENT AC AIR CONDITIONER

PE POOL EQUIPMENT

TRANSFORMER PAD

■ COLUMN

POWER POLE

▲ UNDERGROUND ELECTRIC △ OVERHEAD ELECTRIC

OVERHEAD ELECTRIC
POWER

---OES---OVERHEAD ELECTRIC SERVICE

-0-CHAIN LINK

WOOD FENCE 0.5' WIDE TYPICAL

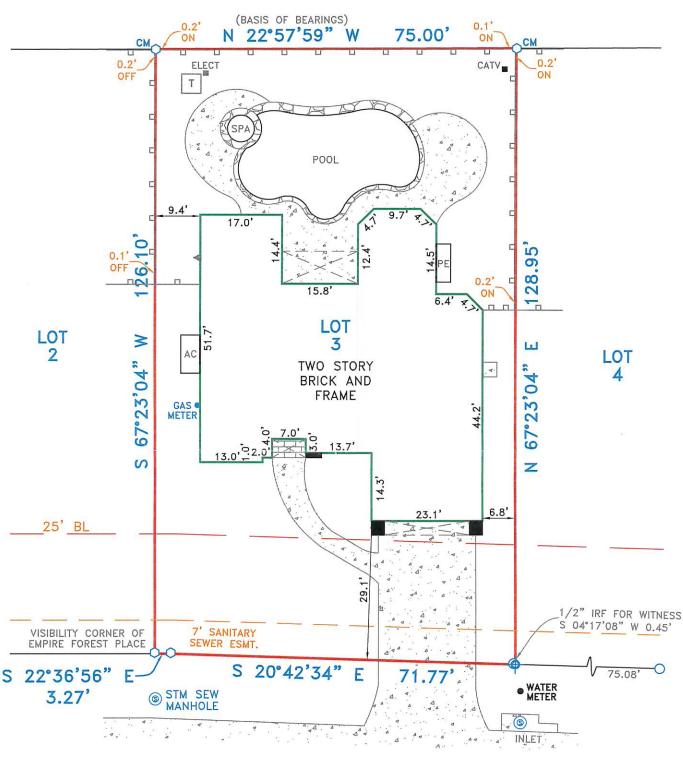
IRON FENCE

-×--BARBED WIRE

EDGE OF ASPHALT

EDGE OF GRAVEL

CONCRETE COVERED AREA VILLAGE OF ALDEN BRIDGE SECTION 40 RESERVE "A"



WEBB CREEK PLACE

VARIABLE WIDTH R.O.W.

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENT RECORDED IN CAB. J, SHEET 120, CAB. K, SHEET 156 CC# 9348561, 9773596, 9773597

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48339C0510 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 Superior Abstract & Title Company. 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.

Drawn	Ву:	OR
Scale:_	1"	= 20'
Date:_	12/2	21/15
CE No	•	

C.B.G. Surveying The Contract of the Contract 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 J.T. THOMPSON P 214.349.9485 4604 F 214.349.2216

Firm No. 10168800 www.cbgdfw.com

JT THOMPSON R.P.L.S. 4604

Accepted by: Purchaser Purchaser

SP-032447 Job No._ 1519774

Date:

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

Date: /	10/31/2022 GF No.	
Name of	of Affiant(s): (raig R. Sorensen and Patricia J. Sorensen	
Address	s of Affiant: 11 Webb Creek Place, The Woodlands, TX 77382	
	ntion of Property: Wd Inds Vil. Alden Br 46, Block 1, Lot 3	
County_	Montgomery, Texas	
upon the	Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance te statements contained herein.	
Before a	me, the undersigned notary for the State of IEXAS personally appeared Affiant(s) who after by 1g 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 $\frac{12/21/20/5}{}$ 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. 	
EX	CEPT 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.	
Pad	tricia I Sicremen	
	N AND SUBSCRIBED this 31 day of October 20 22.	
Notary I	Public Notary Public, State of Texas	
•	907) 02-01-2010 Page 1 (Notary ID 12914305-0)	əf