

SCALE  
1" = 20'

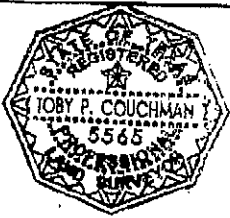
1704 TWILA LN.  
(40' R.O.W.)

Note: This survey is certified for this transaction only, it is not transferable to additional institutions or subsequent owners.  
 Note: By graphic picting only, this property is not in the 100 year flood plain according to N.F.I.P. Map No.  
 We do not assume responsibility for exact determination. 480484 0378 F 12-19-06

**BUYER**  
 Bobby Joe Clancy and,  
 Lawanda LeCompte  
 1704 Twila Lane

**DESCRIBED PROPERTY**  
 Lot 14, of NORTHCHASE PATIO HOMES, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Plat Cabinet H, as Sheets 172A, and 172B of the Map Records of Montgomery County, Texas.

**TEXAS LAND COORDINATORS, INC.**  
 P.O. BOX 1887 - PEARLAND, TX 77868  
 (281) 997-1585  
 G.P.: 03040274  
 DATE: 5-21-03  
 INV#: 40222  
 JOB # 5-171-03



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), and is correct, and there are no encroachments unless shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

*[Handwritten Signature]*



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

Date: February 4, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Timothy Gordon LeCompte for the Estate of Lawanda LeCompte

Address of Affiant: 15001 Northview Dr, Little Elm, Tx 75068

Description of Property: Northchase Patio Homes, Block 1, Lot 14.  
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."): Timothy LeCompte is the heir to The Estate of Lawanda LeCompte.

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 May 21, 2003 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.

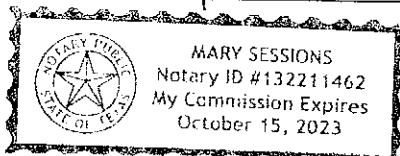
EXCEPT for the following (If None, Insert "None" Below:): Possibly revised flood zone in this area.

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.

Timothy Gordon LeCompte  
Timothy Gordon LeCompte

SWORN AND SUBSCRIBED this 4th day of February, 2023  
Notary Public \_\_\_\_\_



(TXR-1907) 02-01-2010