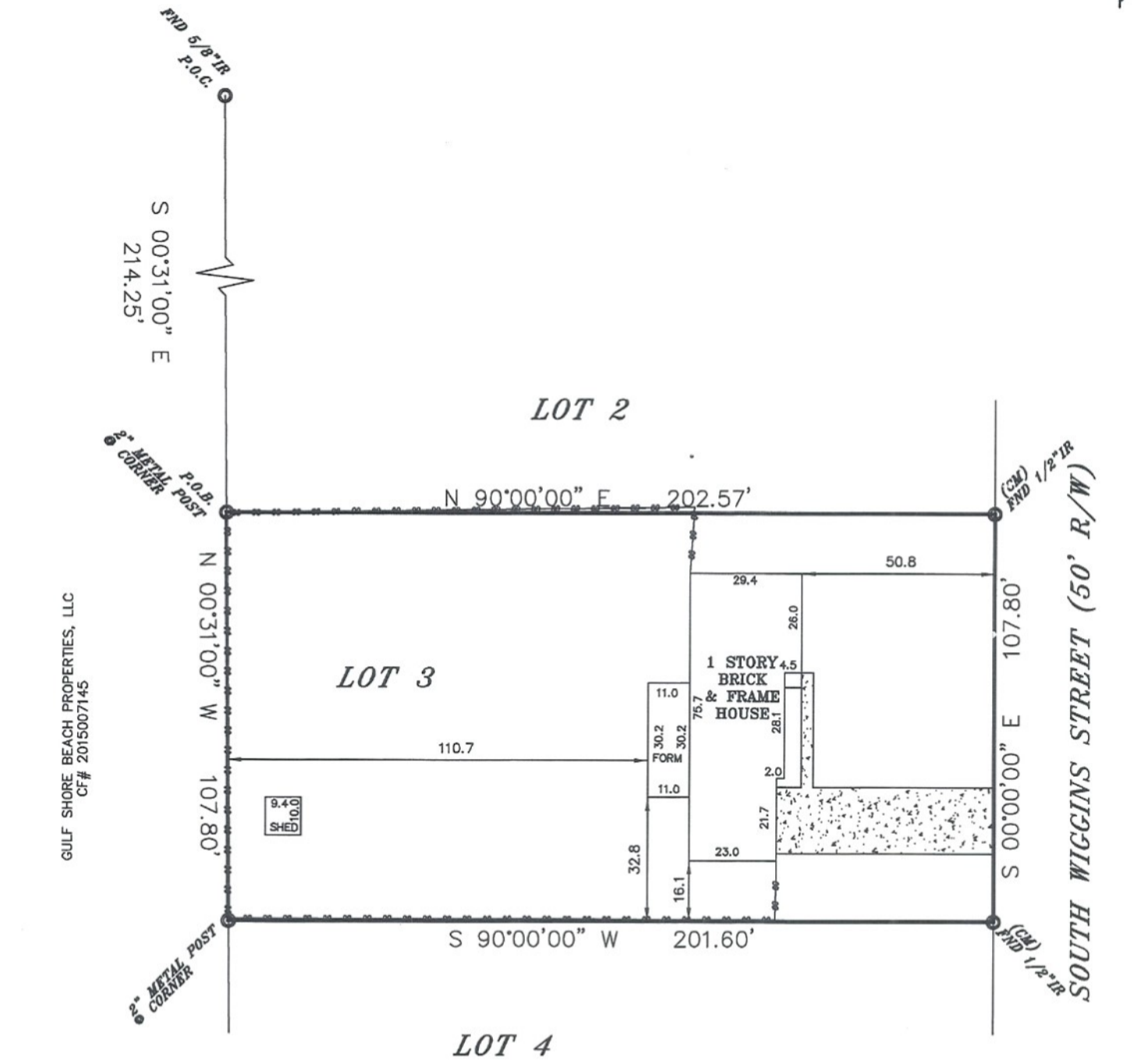


ADDRESS: 32063 SOUTH WIGGINS STREET, MAGNOLIA, TX 77355

LEGEND	
IRON ROD	IR
UTILITY EASEMENT	U.E.
BUILDING LINE	B.L.
AERIAL EASEMENT	A.E.
WOOD FENCE	W.F.
WIRE FENCE	W.F.
CHAIN LINK FENCE	C.L.F.
GARAGE BUILDING LINE	G.B.L.
WATER LINE EASEMENT	W.L.E.
UNABLE TO SET	U.T.S.
	COVERED AREA
	CONCRETE
	WOOD
	CONTROL MONUMENT (CM)



LEGAL DESCRIPTION
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.500 ACRE, AND BEING LOT 3 OF MEADOWOOD, AN UNRECORDED SUBDIVISION OF 37.65 ACRES IN THE E.R. HALE SURVEY, A-264, AND THE JOSEPH HOUSE SURVEY, A-20, MONTGOMERY COUNTY, TEXAS, SAID 0.500 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN DEED TO JOSE A AND VIDAL B BONILA RECORDED UNDER CLERK FILE NO. 2022080592, AND BEING MORE PARTICULARLY DESCRIBED AS ATTACHED.



ELEVATION EXPRESS LAND SURVEYS
 FIRM NO. 10191800
 WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
 1450 W. GRAND PARKWAY SOUTH
 SUITE G-158
 KATY, TX 77494
 281-674-5685



George J. Maliakkal

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS 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.

BUYER VIDAL BONILLA
 JOB# 2211005
 GF# N/A
 DATE 11/3/2022

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORD, IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY MENTIONED IN LEGAL DESCRIPTION. IN THE CASE WHERE A LEGAL DESCRIPTION MENTIONS NO RECORDED PLAT OR HAS AN ATTACHED METES AND BOUNDS ALL BEARINGS ARE BASED ON TEXAS SOUTH CENTRAL GPS COORDINATE SYSTEM 4204. (NAVD83, 2001 ADJ.) GEOID99. UNLESS OTHERWISE NOTED.

-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER. SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY, NO RESEARCH WAS DONE FOR SUCH EASEMENTS OR RESTRICTIONS BY ELEVATION EXPRESS LAND SURVEYS, THEREFORE IS NOT RESPONSIBLE FOR SHOWING SUCH EASEMENTS OR RESTRICTIONS. EASEMENTS SHOWN ON SURVEY ARE RELATED TO NOTES FROM OR SHOWN ON A RECORDED PLAT OF LEGAL DESCRIPTION AND/OR ARE MENTIONED IN SCHEDULE "B" OF PROVIDED TITLE COMMITMENT.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for MONTGOMERY COUNTY, Dated 8/18/2014, Map No. 48339C0495G, the property described lies within "ZONE X" of the 100 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

32063 S.WIGGINS ST. MAGNOLIA, TEXAS 77355

FIELD NOTES

JOB# 2211005

METES & BOUNDS:

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.500 ACRE, AND BEING LOT 3 OF MEADOWOOD, AN UNRECORDED SUBDIVISION OF 37.65 ACRES IN THE E.R. HALE SURVEY, A-264, AND THE JOSEPH HOUSE SURVEY, A-20, MONTGOMERY COUNTY, TEXAS, SAID 0.500 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN DEED TO JOSE A AND VIDAL E BONILA RECORDED UNDER CLERK FILE NO. 2022080592, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ALL BEARINGS BEING REFERENCED TO THE SAID DEED:

COMMENCING AT A 5/8 INCH IRON ROD FOUND (CONTROL MONUMENT) IN THE SOUTH LINE OF OLD WEST MONTGOMERY ROAD FOR THE NORTHWEST CORNER OF MEADOWOOD;

THENCE, S 00°31'00" E, A DISTANCE OF 214.25 FEET ALONG THE WEST LINE OF MEADOWOOD TO A 2 INCH METAL FENCE POST FOUND AT NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND BEING THE SOUTHWEST CORNER OF LOT 2 (0.5 ACRE IN DEED TO FREDDIE & CHARLOTTE TALLEY, RECORDED CLERK FILE NO..2007054082), AND ALSO BEING THE EAST LINE OF RED OAK PLACE (UNRECORDED SUBDIVISION);

THENCE, NORTH 90°00'00" EAST, A DISTANCE OF 202.57 FEET ALONG THE SOUTH LINE OF LOT 2 TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF S, WIGGINS DRIVE (50 FEET WIDE) FOR THE SOUTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 107.80 FEET ALONG THE WEST LINE OF S. WIGGINS DRIVE TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, AND BEING THE NORTHEAST CORNER OF LOT 4 (IN DEED TO MARY P GARCIA PER CLERK FILE NO. 2001069458);

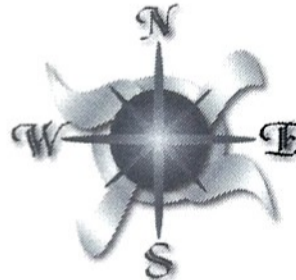
THENCE, SOUTH 90°00'00" WEST, A DISTANCE OF 201.60 FEET ALONG THE NORTH LINE OF LOT 4 TO A 2 INCH METAL FENCE POST FOUND FOR THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF THIS TRACT, SAID CORNER BEING IN THE EAST LINE OF RED OAK PLACE;

THENCE, NORTH 00°31'00" W, A DISTANCE OF 107.80 FEET ALONG THE EAST LINE OF RED OAK PLACE TO THE POINT OF BEGINNING AND CONTAINING 0.500 ACRE OF LAND.



George J. Maliakkal

DATE: 11-3-2022
George Joseph Maliakkal
Elevation Express Land Surveys
Firm #10191800



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

Date: February 12, 2023

GF No. _____

Name of Affiant(s): Jose Bonilla, Vidal Bonilla

Address of Affiant: 10910 Little Gap Court Sugar Land, TX 77498

Description of Property: Meadowood Lot 3, Acres 0.500

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."): 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 November 22, 2022 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): 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.

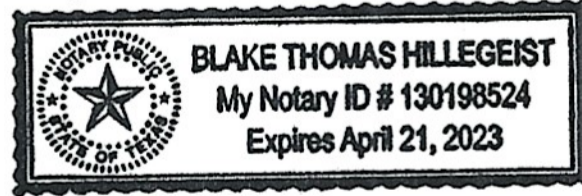
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Jose Bonilla

Jose Bonilla

Vidal Bonilla

Vidal Bonilla



SWORN AND SUBSCRIBED this 12th day of February, 2023

Blake Thomas Hillegeist

Notary Public

Blake Thomas Hillegeist

(TXR-1907) 02-01-2010

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