



6912 Lone Star Court

Tract 1
Lot Nineteen (19), in Block Two (2), of HIGH MEADOW ESTATES, SECTION TWO (2), a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 2182 of the Map Records of Montgomery County, Texas.

Tract 2
Being a tract of land out of the Jacob Eyer Survey, Abstract No. 192, in Montgomery County, Texas, out of a part of the remainder of that certain 1731.823 acre tract of land described in deed recorded under Clerk's File No. 2007-032747, of the Official Public Records of Real Property of Montgomery County, Texas, and being the same tract of land conveyed to Paul M. Messenger and Kelly C. Messenger, by deed recorded in Document No. 2014055847, Deed Records of Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

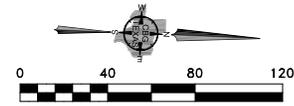
BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southern most Southeast corner of Lot 1, Block 3, High Meadows Estates, Section Seven, by plat recorded in Cabinet Z, Sheet 5989, Plat Records of Montgomery County, Texas, and being in the North line of Texas Trace (a 60 foot right-of-way);

THENCE North 00 degrees 08 minutes 47 seconds East, along the an East line of said High Meadows Estates, a distance of 103.86 feet to a 5/8 inch iron rod found for corner;

THENCE North 87 degrees 31 minutes 51 seconds East, along a South line of said High Meadows Estates, a distance of 55.17 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 19 of High Meadow Estates Section Two, by plat recorded in Cabinet Z, Sheets 2182-2183, Plat Records of Montgomery County, Texas;

THENCE South 00 degrees 08 minutes 35 seconds West, along the West line of said Lot 19, a distance of 141.95 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of a tract of Lot 19, and being the North line of Texas Trace, being the beginning of a non-tangent curve turning to the left, with a radius of 1080.00 feet, a delta angle of 03 degrees 28 minutes 52 seconds, a chord bearing of North 57 degrees 01 minutes 08 seconds West, and a chord length of 65.61 feet;

THENCE along said curve to the Left, along the North line of Texas Trace, an arc length of 65.62 feet to the POINT OF BEGINNING and containing 6,753 square feet or 0.16 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Burnis Herbert and Robin Herbert, Premia Mortgage, LLC and Fidelity National Title, in connection with the transaction described in G.F. FTH-12-FAH20014442WT that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. 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, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 11th day of November, 2020

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48339C0350G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CAB. Z, SH. 2182-2183, C.F. # 2009031789, 2009039700, 2010069278, 2011101014, 2011101015, 2011101016, 2011114714, 2011114715, 2011114716, 2011114717, 2011114718, 2011114728, 2011114729, 2011114730, 2012062985, 2013044090, 2013044091, 2013081253, 2015077545, 2017022882, 2018015502, 2018023454, 2018046818, 2018098825, 2019034476, 2019047573, 2019097171, 2019097172

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

| REVISIONS | | |
|-----------|----|-------|
| DATE | BY | NOTES |
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| | | |
| | | |

| LEGEND | |
|--------|-------------------------------|
| CM | CONTROLLING MONUMENT |
| ○ | 1/2" IRON ROD FOUND |
| ○ | 1/2" IRON ROD SET |
| ○ | 1" IRON PIPE FOUND |
| □ | FENCE POST CORNER |
| ⊗ | "X" FOUND / SET |
| ⊗ | 5/8" ROD FOUND |
| ⊕ | UNDERGROUND ELECTRIC |
| ⊕ | OVERHEAD ELECTRIC |
| ⊕ | POWER POLE |
| + | POINT FOR CORNER |
| ⊕ | GRAVEL/ROCK ROAD OR DRIVE |
| PE | POOL EQUIPMENT |
| ○ | COLUMN |
| AC | AIR CONDITIONING |
| ⊕ | FIRE HYDRANT |
| — | PIPE FENCE |
| — | COVERED PORCH/DECK OR CARPORT |
| — | OVERHEAD ELECTRIC SERVICE |
| — | OVERHEAD POWER LINE |
| — | CONCRETE PAVING |
| — | DOUBLE SIDED WOOD FENCE |
| — | ASPHALT PAVING |
| — | CHAIN LINK FENCE |
| — | WOOD FENCE |
| — | 0.5" WIDE TYPICAL BARBED WIRE |
| — | IRON FENCE |

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Firm No. 10168800
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| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|----------|------------|---------|-----------|-------|
| 1" = 40' | 11/11/2020 | 2021319 | SEE ABOVE | JCM |

METES AND BOUNDS
HIGH MEADOW ESTATES, SECTION TWO
MONTGOMERY COUNTY, TEXAS
6912 LONE STAR COURT

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

Date: June 16, 2023 GF No. _____

Name of Affiant(s): Burnis J. Hebert, Robin L. Hebert

Address of Affiant: 6912 Lone Star Ct, Montgomery, TX 77316-1485

Description of Property: S580102 - HIGH MEADOW ESTATES 02, BLOCK 2, LOT 19, A0192 TRACT 1-E (0.155 AC)
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 November 11, 2020 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.

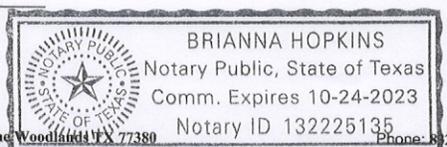
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
Burnis J. Hebert

[Signature]
Robin L. Hebert

SWORN AND SUBSCRIBED this 16th day of June, 2023

Notary Public



(TXR-1907) 02-01-2010