

LEGEND:

RECORD DATA	(.....)
FOUND 8" IRON ROD	○
SET 8" IRON ROD	○
BUILDING CORNER	BL
UTILITY EASEMENT	U.E.
AERIAL EASEMENT	A.E.
WATER LINE EASEMENT	W.L.E.
WIRE FENCE	— X — X —
WOOD FENCE	— X — X —
POWER POLE	— ○ —
OVERHEAD LINE	— E — E —
GUY WIRE	—
LIGHT POLE	★
CRATE INLET	⊙
STORM SEWER MANHOLE	⊙
SAWTOOTH SEWER MANHOLE	⊙
MANHOLE	⊙
CLEANOUT	⊙
WATER WELL	⊙
WATER VALVE	⊙
WATER METER	⊙
FIRE HYDRANT	⊙
GAS METER	⊙
TELEPHONE BOX	⊙
CABLE TV BOX	⊙
ELECTRIC BOX	⊙
SIGN	⊙

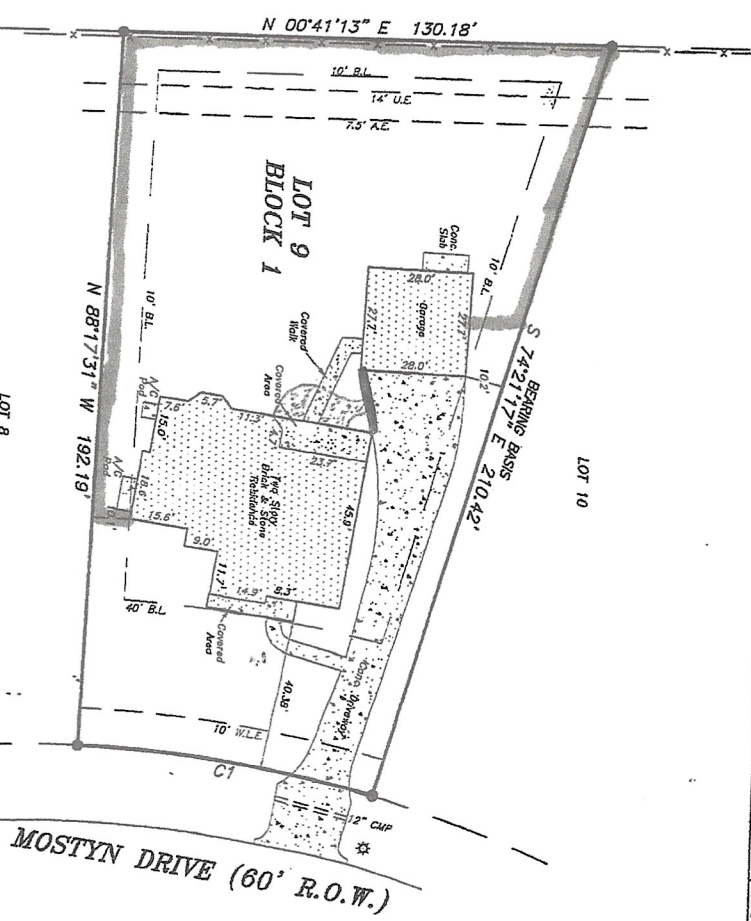
© 2014 LAUGHLIN SURVEYING
 412 W. PHILLIPS STREET, SUITE 101, CONROE, TEXAS 77301
 PHONE: (936)788-2244



Being Lot Nine (9), Block One (1), of MOSTYN MANOR, Section Five (5), a subdivision of 27,180 acres of land situated in the Cyrus Michigan Survey, Abstract No. 600, of Montgomery County, Texas, according to the map or plot thereof recorded in Cabinet Z, Sheet 2640, of the Map Records of Montgomery County, Texas.
 REVISION DATE: September 22, 2014 - To Show Final Survey.
 REVISION DATE: April 08, 2014 - To Show Farm Survey.

DATE: March 3, 2014
 JOB # 14-069
 DATE: March 3, 2014
 Stewart Title Company - GE No. 1411711

*Wrought iron fence
 Added concrete pad*



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	330.00'	80.27'	80.07'	N 08°40'56\" E	135.814°

Scale: 1" = 30'



TO STEVE BLAISE NOVANSKI, CAROL TEMPLETON, MIDSOUTH BANK AND STEWART TITLE COMPANY, EXCLUSIVELY, I HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY I-4, CONDITION III SURVEY, ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S) ASSOCIATION(S), AGENCY(IES), AND/OR CORPORATION(S) EXPLICITLY LISTED AND IS VALID FOR THE ORIGINAL SIGNATURE ONLY AND NOT FOR THE PURPOSE OF ANY SUBSEQUENT TRANSACTIONS(S). THIS SURVEY IS ALSO VALID FOR DISTRIBUTION, OR CREATES DERIVATIVE WORKS WITHOUT CONSENT OF THE COPYRIGHT OWNER IS AN "INFRINGER OF THE COPYRIGHT."

- Notes:
- (1) The basis of bearing is the recorded plat.
 - (2) This survey correctly shows the location of easements, setbacks, and building set backs of records as listed in Stewart Title Company's Schedule B, GE No. 1411711, Commitment issued on September 15, 2014.
 - (3) The street address of the subject property is 40381 Mostyn Drive, Magnolia, Texas 77354.
 - (4) There is a dedicated easement 15' wide on each side of the center line of any and all gullies, ravines, ditches, sloughs, or other natural drainage courses as per dedication page of said plat.
 - (5) No detached garage shall be erected nearer the front building setback line of a lot than 55' or nearer to any side street building set back line than 10', and not nearer any other interior lot line or side lot or rear lot easement line than 10'. No garage or carport shall face and open into the street at less than a 90° angle unless the door is located 20' or more from the front building setback line and the setback of the garage or carport shall be as per GE No. R.P.R.M.C.
 - (6) No outbuilding of any kind shall be placed on the Property within 20' of any property line, easement or edge of any road, highway, or canal as per GE No. 9751316, R.P.R.M.C.
 - (7) Agreement for underground electric service executed by and between Mostyn Manor Development Co., Ltd. and CenterPoint Energy Houston Electric, LLC, recorded under GE No. 2014-005127 R.P.R.M.C.

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

Date: 6/21/2023 GF No. _____
Name of Affiant: Steven Volanski
Address of Affiant: 40381 Mostyn Dr Magnolia, Tx 77354
Description of Property: Lot 9, Block 1, Mostyn Manor, Section 5
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 September 2014 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): fences + concrete patio as noted on copy of survey

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.

Steven Volanski

SWORN AND SUBSCRIBED this 21st day of June, 2023.

Leah Merrill

Notary Public
(TXR 1907) 02-01-2010

