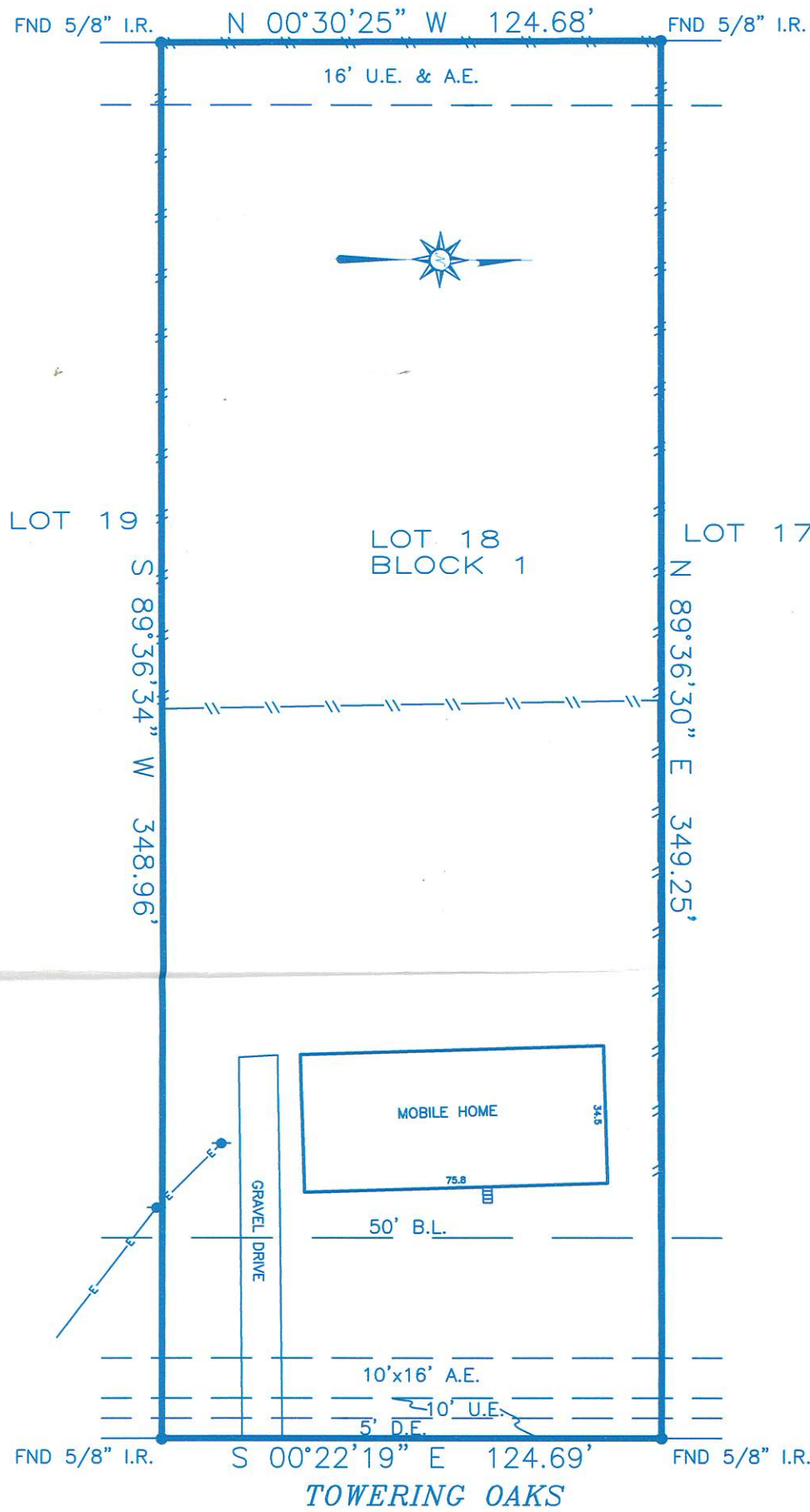


CALLED 5.010 ACRES  
 W.E. BOZANT  
 (VOL. 838, PG 207 M.C.D.R.)



Bearings based on subdivision plat.  
 Easements and Building Lines (B.L.) as provided by Title Company.

FLOOD PLAIN INFORMATION:

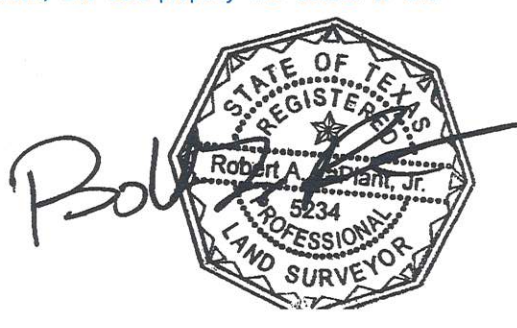
ZONE: "X"  
 PANEL: 48339C-0655F  
 DATE: 12-19-96  
 G.F. NO.: 342233-H092  
 JOB NO.: C04010105  
 SCALE: 1" = 40'

Purchaser MELISSA S. RUPERT  
 Address 30611 TOWERING OAKS  
 Lot 18 Block 1 Sec. 1  
 Survey \_\_\_\_\_  
 Area \_\_\_\_\_  
 Subd BRUSHY OAKS  
 Cab. 1 Sheet 176 M.R. MONTGOMERY COUNTY, TEXAS

To FIRST AMERICAN TITLE COMPANY AND SECURE MORTGAGE COMPANY

The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.  
 This document is copyright protected with a production date as delineated below.

Dated this 2nd day of JUNE 2004  
**CHAMPIONS SURVEYING, INC.**  
 3724 FM 1960 W, SUITE 115, HOUSTON, TEXS 77068  
 (281) 440-8890 FAX 440-8510





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

Date: 9/5/23 GF No. \_\_\_\_\_

Name of Affiant(s): Byron Dobberstine & Alexsey Dobberstine

Address of Affiant: 30611 Towering Oaks Drive, Magnolia, TX 77355

Description of Property: 30611 Towering Oaks Drive, Magnolia, TX 77355

County Montgomery County, 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 June 2021 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): Shed

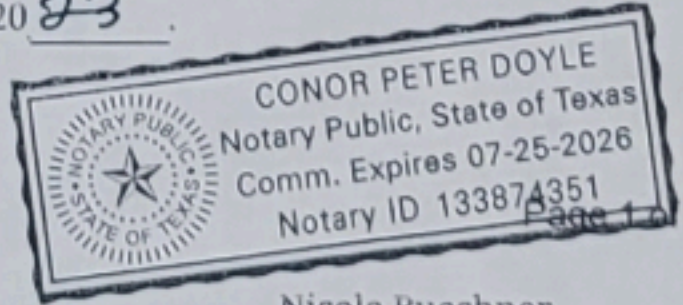
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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]  
[Signature]

SWORN AND SUBSCRIBED this 05 day of September, 2023.

[Signature]  
Notary Public

(TXR 1907) 02-01-2010



Nicole Buechner