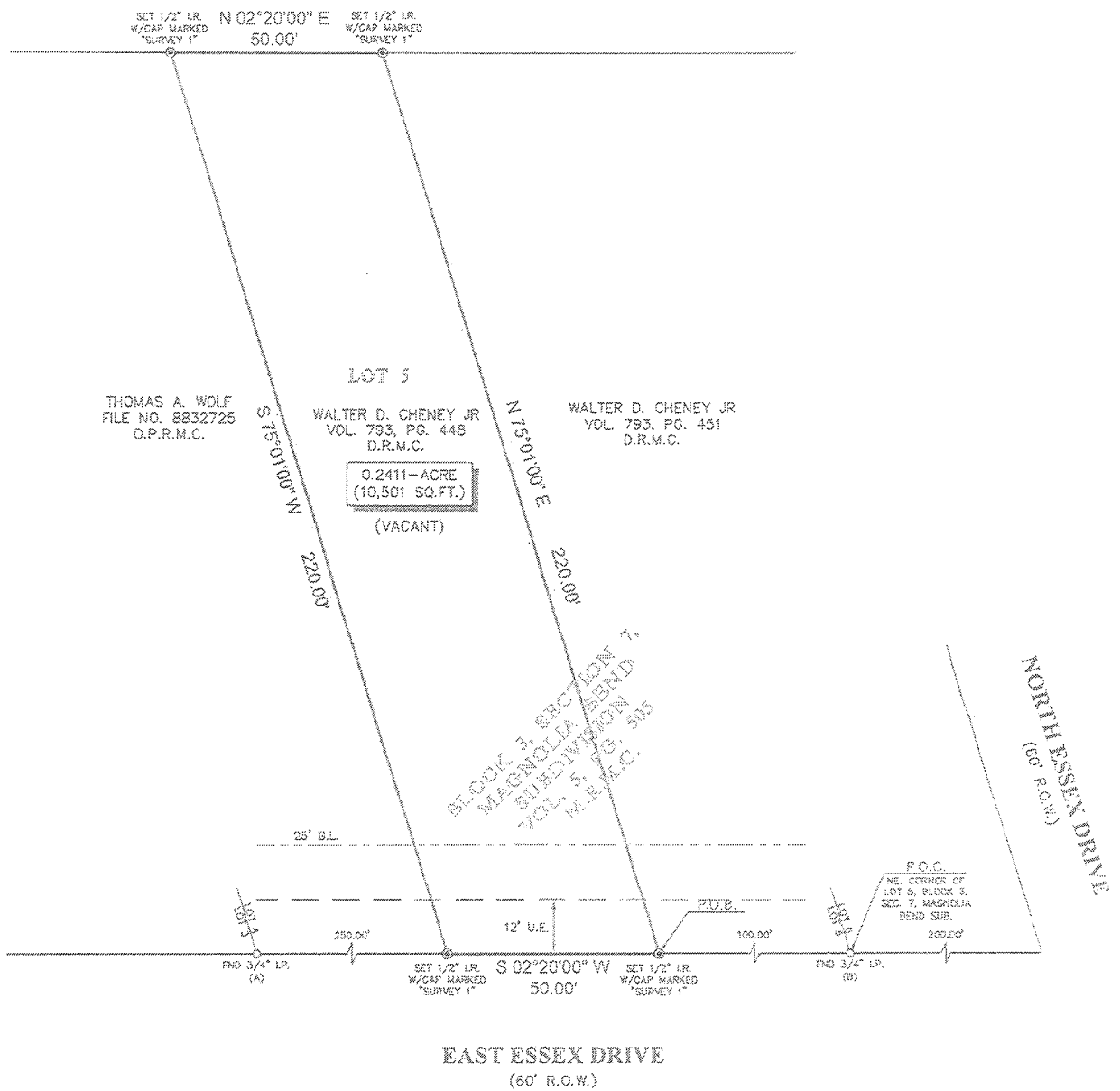


MONTGOMERY COUNTY  
 SUBDIVISION  
 RECORDS

SCALE 1"=30'

LOT 8



THOMAS A. WOLF  
 FILE NO. 8832725  
 O.P.R.M.C.

WALTER D. CHENEY JR  
 VOL. 793, PG. 448  
 D.R.M.C.

WALTER D. CHENEY JR  
 VOL. 793, PG. 451  
 D.R.M.C.

0.2411-ACRE  
 (10,501 SQ.FT.)  
 (VACANT)

BLOCK 3, SECTION 7,  
 MAGNOLIA BEND  
 SUBDIVISION  
 VOL. 5, PG. 505  
 M.R.M.C.

NORTH ESSEX DRIVE  
 (60' R.O.W.)

EAST ESSEX DRIVE  
 (60' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO MAGNOLIA BEND, A SUBDIVISION RECORDED IN VOL. 5, PG. 505 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SURVEY TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 11, 2020, UNDER O.F. NO. 20-495083-TX.

LEGEND

B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2411 ACRE (10,501 SQUARE FEET) SITUATED IN THE W.C.C. LYNCH SURVEY, ABSTRACT 307, MONTGOMERY COUNTY, TEXAS, BEING OUT OF LOT 5, BLOCK 3, SECTION 7, MAGNOLIA BEND SUBDIVISION, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 505, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: DAVID BLEECHL	ADDRESS: EAST ESSEX DRIVE	TITLE COMPANY: 										
	SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 11, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES EXCEPT AS SHOWN.											
REVISED: 11-4-2021		<table border="1"> <tr> <td>G.P. # 20-494462-TX</td> <td>ISSUE DATE: JUNE 8, 2020</td> <td>FIELD CHECK: CD</td> <td>TECH: SF</td> <td>DATE: 6-16-20</td> </tr> <tr> <td>www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100758-00 P.O. Box 2543   Allen, TX 75012 (201)363-1292   Fax (201)363-1263</td> <td></td> <td>DRAWN BY: LGS</td> <td>FINAL CHECK: SF</td> <td>JOB #: 6-84812-20</td> </tr> </table>	G.P. # 20-494462-TX	ISSUE DATE: JUNE 8, 2020	FIELD CHECK: CD	TECH: SF	DATE: 6-16-20	www.survey1inc.com survey1@survey1inc.com Firm Registration No. 100758-00 P.O. Box 2543   Allen, TX 75012 (201)363-1292   Fax (201)363-1263		DRAWN BY: LGS	FINAL CHECK: SF	JOB #: 6-84812-20
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*David Bleechl*  
*Richard Fussell*

11/23/2021  
 11/23/2021

**RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47**  
(Procedural Rule P-2)

Date: November 22, 2021

GF No.: 14631-21-04381

Name of Affiant(s): David Bloechl

Address of Affiant: 3230 FM 1463 RD #APT 3306, Katy, TX 77494

Description of Property: Essex Drive, Conroe, TX 77302

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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since **June 16, 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):

\*\*Customer  
Must  
Complete\*\*

NONE *BD*

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.



David Bloechl

Sworn to and subscribed to before me this 23rd day of November, 2021 by David Bloechl.



Notary Public, State of Texas

