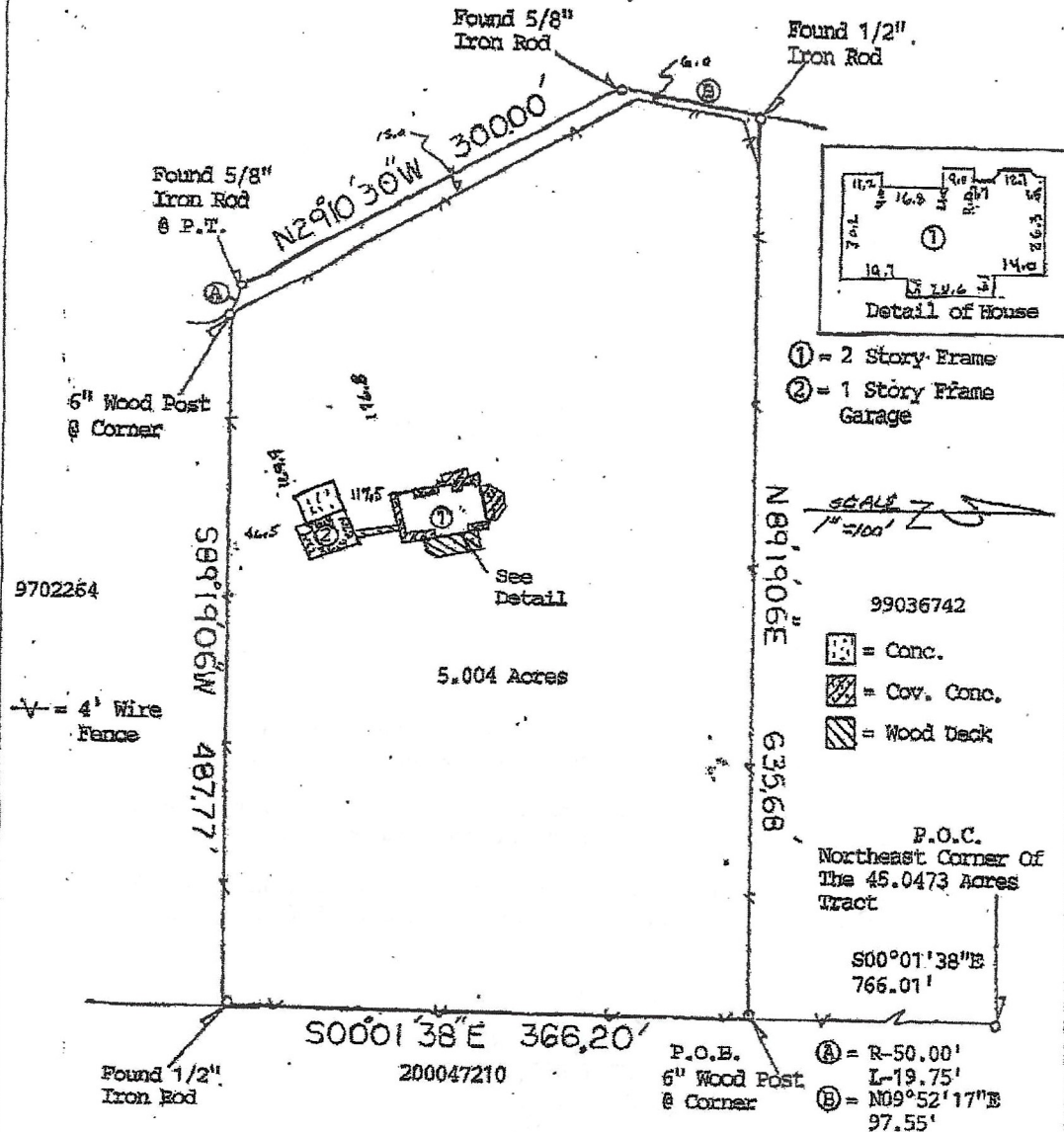


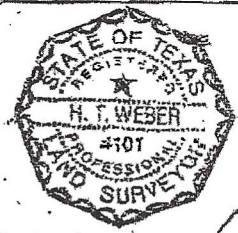
(22246) ADAMS WAY (60' ROW)



NOTE: Restrictive Covenants as recorded in V-1062, P-529, V-1142, P-423.
 NOTE: Easement & Aerial Easement to H.L.&P. as recorded under Clerk's File 9215768, 9411030, 9416559.

BUYER Robert Moss, Sr. PROPERTY ADDRESS 22246 Adams Way

DESCRIBED PROPERTY A tract or parcel of land containing 5.004 acres of land, more or less, being out of and a part of Lot 6, of GLENMONT ESTATES, an unrecorded subdivision, in the Abraham Roberts Survey, Abstract 32, Montgomery County, Texas, and being out of that certain called 45.08 acre tract containing 45.0473 acres of land, as conveyed by H.L. Nichols to Timber Lumber Company Inc., by deed dated June 2, 1980, and recorded in Volume 300, Page 92, of the Montgomery County Deed Records and being more particularly described by metes and bounds as attached.



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, for use as the official record, as correct, and that my encroachments except as shown, and 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 Surveyors.

SUBJECT PROPERTY DOES NOT LIE IN A F.L.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:

480483 48339C 0636 P 12-19-96 Zone X

INVOICE #	33713	JOB #	8-96-06
G.F. #	861617-8043	DATE	8-3-06

NOTES
 -ALL REPAIRS ARE PER PLAN, DEED, OR AS ASSUMED
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 -SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 -FLOOD INFORMATION IS BASED ON SURVEY PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 -THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

OFFICE ME
 DRAFTING
 FINAL CHECK
SURVEY 1, INC.
 P. O. BOX 2643 • AUMN TX 77512
 (281) 393-1882 • Fax (281) 393-1383

FIELD NOTES
Of A Survey Of

A tract or parcel of land containing 5.004 acres of land, more or less, being out of and a part of Lot 6 of GLENMONT ESTATES, an unrecorded subdivision, in the Abraham Roberts Survey, Abstract Number 32, Montgomery County, Texas, and being out of that certain called 45.08 acre tract containing 45.0473 acres of land, as conveyed by H. L. Nichols to Timber Lumber Company, Inc., by deed dated June 2, 1980, and recorded in Volume 300, Page 92 of the Montgomery County Deed Records, and being more particularly described by metes and bounds as follows:

COMMENCING at the said Northeast corner of the 45.0473 acre tract;

THENCE South 00 deg 01 min 38 sec East, a distance of 766.01 feet to a 6 inch wood post for the POINT OF BEGINNING of the herein described tract of land;

THENCE South 00 deg 01 min 38 sec East, a distance of 366.20 feet to a 1/2 inch iron rod found for corner;

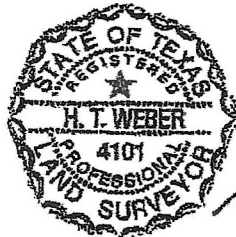
THENCE South 89 deg 19 min 06 sec West, a distance of 487.77 feet to a 6 inch wood post for corner, said point the beginning of a curve to the left;

THENCE along said curve to the left with a radius of 50.00 feet and a length of 19.75 feet to a 5/8 inch iron rod found for corner;

THENCE North 29 deg 10 min 30 sec West, a distance of 300.00 feet to a 5/8 inch iron rod found for corner in the Easterly right-of-way line of Adams Way (60.00 feet wide);

THENCE North 09 deg 52 min 17 sec East, along said Easterly right-of-way line of Adams Way, a distance of 97.55 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 deg 19 min 06 sec East, a distance of 635.68 feet to the POINT OF BEGINNING of the herein described tract of land and containing 5.004 acres of land, more or less.



Sif 8-96-06

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

Date: 10-12-2023 GF No. _____

Name of Affiant(s): Richard Armstrong, Jennifer Armstrong

Address of Affiant: 22246 Adams Way Magnolia Tx 77355

Description of Property: Glenmont East 01 Lot 6 acres 5.00
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."): N/A

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 August 3, 2006 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): Added two chicken coops. There is an asphalt driveway and paved walkway to the house that is not listed on the survey, that was there when we purchased the property October 30th, 2020.

ALSO A POND, Gardening shed, Arbor with trellis and fenced area, fire pit, raised garden beds and greenhouse. We added the approximately 24' x 29' building and walkway from house to gardening area.

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.

Richard Armstrong
Richard Armstrong

Jennifer Armstrong
Jennifer Armstrong

SWORN AND SUBSCRIBED this 12 day of October, 2023

Anita Fraze
Notary Public

(TXR-1907) 02-01-2010

