

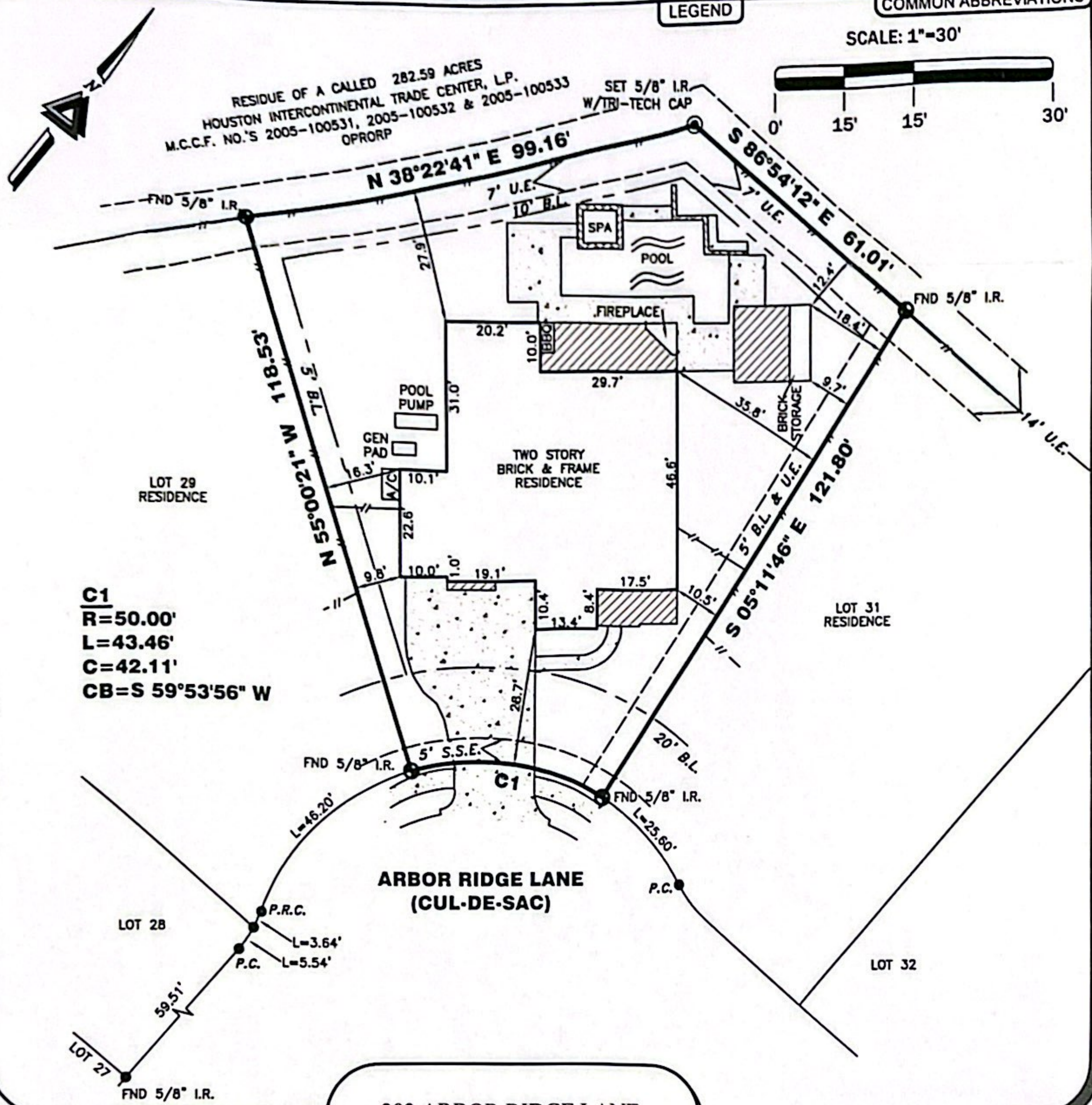
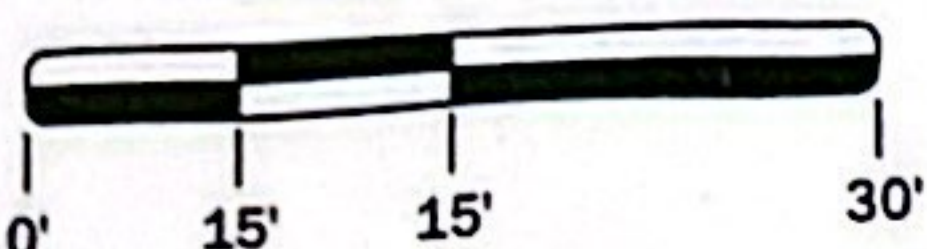
LEGEND

MANHOLE	GRATE INLET	LIGHT STANDARD	IRON FENCE	CONTROLLING MONUMENT (7-16-20)
BOLLARD	SIGN	WATER VALVE	WOOD FENCE	CALL
POWER POLE	CLEAN OUT	POWER LINE	ELECTRIC BOX	CONCRETE
	SANITARY MANHOLE	CHAIN LINK FENCE	FIRE HYDRANT	COVERED
	GUY ANCHOR	STORM MANHOLE	WATER METER	

COMMON ABBREVIATIONS

OHU = OVERHEAD UTILITIES	BL = BUILDING LINE
UE = UTILITY EASEMENT	PL = BOUNDARY LINE
AE = AERIAL EASEMENT	PP = POWER POLE
WLE = WATERLINE EASEMENT	MH = MANHOLE
STM MH = STORM SEWER MANHOLE	IP = IRON PIPE
SAN MH = SANITARY SEWER MANHOLE	FNC = FENCE
FND = FOUND	R.C.P. = REINFORCED CONCRETE PIPE
IR = IRON ROD	P.V.C. = POLYVINYL CHLORIDE PIPE

SCALE: 1"=30'



C1
R=50.00'
L=43.46'
C=42.11'
CB=S 59°53'56" W

303 ARBOR RIDGE LANE
 CONROE, MONTGOMERY COUNTY, TEXAS 77384

- NOTES:**
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
 - RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER CLERK'S FILE NO(S) 2007-070513, 2007-070514, 2007-062057, 2007-140454, 2009-095224, 2010-100251, 2011-111921, 2011-115012, 2011-115013, 2012-113470, 2013-024247, 2013-119734, 2013-130652, 2014-035119, 2015-049012, 2017-016527, 2017-038233, 2017-061593, 2017-061594, 2017-061595, 2017-067013, 2017-072836, & 2017-099306, 2018-086881, 2018-10885 OF THE REAL PROPERTY RECORDS, & CABINET Z, SHEET 710 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED PRIOR TO PLANNING AND/OR CONSTRUCTION.
 - MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
 - SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
 - ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS AND TITLE INFORMATION OWNER/BUILDER SHOULD VERIFY ALL BUILDINGS LINES, EASEMENTS, RESTRICTION, AND ORDINANCES, IF ANY, AS SHOWN HEREON.
 - A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
 - BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 - THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

TRI-TECH SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

UPDATE SURVEY

LOT 30 BLOCK 1
 SUBDIVISION THE ARBORS AT JACOBS RESERVE
 RECORDING CABINET Z, SHEET 710
MAP RECORDS, MONTGOMERY COUNTY, TEXAS
 BORROWER FREDERICK E. ABEGG & MICHELLE L. ABEGG
 TITLE CO. OLD REPUBLIC NATIONAL TITLE INSURANCE CO
 G.F. NO. 2001632 G.F. EFFECTIVE DATE: 06-21-2020
 SURVEYED FOR: FREDERICK ABEGG

FLOOD INFORMATION

F.I.R.M. NO. 48339C PANEL: 0530G
 REVISED DATE 08-18-2014 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

DRAWING INFORMATION

JOB NO.: D10902-07
 ENCUMBRANCE STUDY: N/A
 CALCULATED BY: M. COX
 DRAWN BY: W. WAMUNGU
 CHECKED BY: D. SULLIVAN
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD CREW (A): G. HALLUM
 FIELD CREW (B): N. GALBREATH
 FIELD DATE: 07-16-2020
 DRAWING TEMPLATE: RLS.dwt
 DRAWING PEN TABLE: TRI-TECH.CTB
 COGO VER: ADESK C3D 2019

REVISIONS

NO.	DATE	REASON	BY

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 ©2020, TRI-TECH SURVEYING COMPANY, L.P.

7-21-20

[Signature]
 SURVEYOR REGISTRATION

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

Date: _____

GF No. _____

Name of Affiant(s): Frederick E. Abegg, Michelle L. Abegg

Address of Affiant: 303 Arbor Ridge Ln, Conroe, TX 77384

Description of Property: S216200 - Arbors At Jacobs Reserve, BLOCK 1, Lot 30

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.")
We are the owners of the Property

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 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.

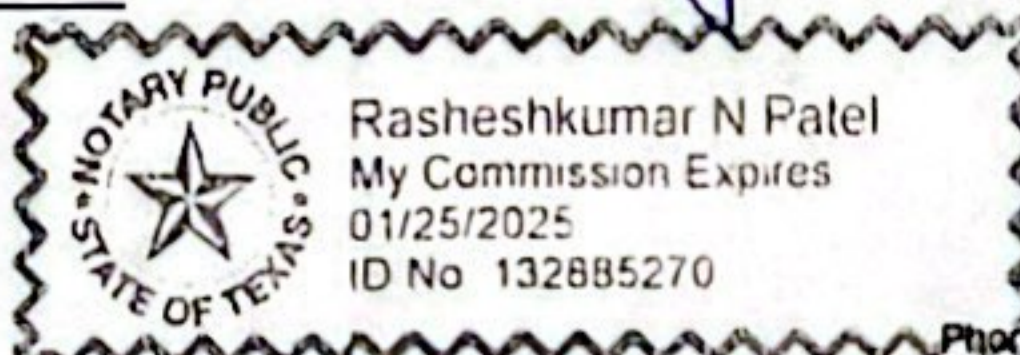
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Frederick E. Abegg
Frederick E. Abegg

Michelle L. Abegg
Michelle L. Abegg

SWORN AND SUBSCRIBED this 9th day of February - 2024

Rasheshkumar N Patel
Notary Public



(TXR-1907) 02-01-2010

eXp Realty, LLC., One Riverway, Ste. 1700 Houston TX 77056
Trina Hoffland

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

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303 Arbor Ridge -