

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

STATE OF TEXAS
COUNTY OF Montgomery

Date: July 13, 2020 GF No, 2000290

Name of Affiant(s): David Tonner and Keyla Tonner

Address of Affiant: 3 Clare Point Dr Magnolia, TX 77354

Description of Property: 8811 West Lane, Magnolia, TX 77354

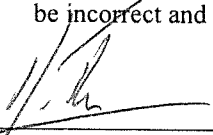
STATE OF TEXAS
COUNTY OF Montgomery

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

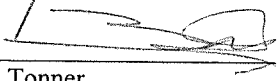
1. We are the owners of the Property. (or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 Company may make exceptions to the coverage of the title insurance as 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 August 10, 2010, the date set forth on the attached survey, 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: NONE

5. We understand that Old Republic Title Company of Conroe 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 attached to this Affidavit. 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 Old Republic Title Company of Conroe or the title insurance 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 Old Republic Title Company of Conroe.

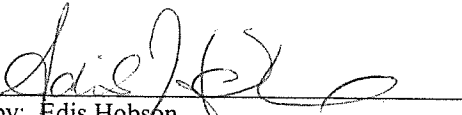


David Tonner




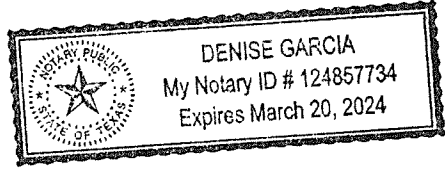
Keyla Tonner

E.H. Trucking, Inc.

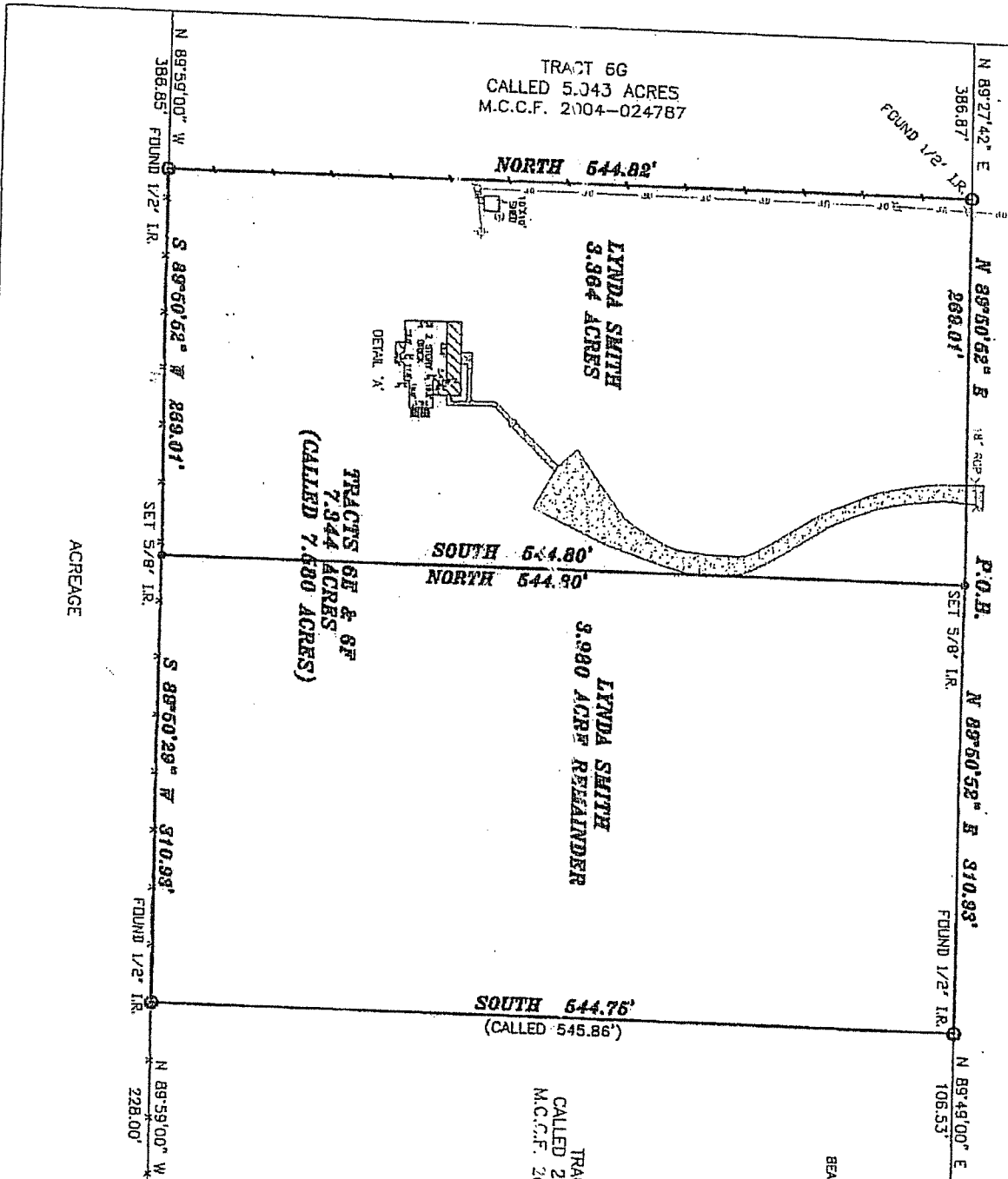

by: Edis Hobson

Sworn and subscribed this the 13th day of July, 2020

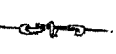

Notary Public



WEST LANE
(90' R.O.W.)
(VOL 522, PG 343 & VOL 652, PG 326 D.R.N.C.)



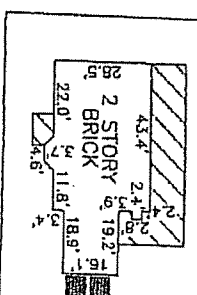
1" = 80'



LEGEND

- These standard symbols will be found in the drawing.
- FOUND MONUMENT
 - SET 5/8" I.R. W/CAP
 - AC PAD
 - ⊥ METER POLE
 - ⊥ POWER POLE
 - ⊙ WEAVER WELL
 - ▨ COVERED AREA
 - WOOD FENCE
 - BARB WIRE FENCE
 - OVERHEAD POWER

LINE	BEARING	DISTANCE
1	S 67°50'52" W	80.11'
2	N 89°50'02" E	80.11'



DESCRIPTION: BEING A 3.984 ACRE TRACT & A 3.180 ACRE TRACT OUT OF A CALLED 7.164 ACRE TRACT BEING THE RESIDUAL OF A CALLED 29.000 ACRE TRACT (VOL. 304, PG. 215 D.R.N.C.)

RECORDATION: VOL. 522, PG. 343 & VOL. 652, PG. 326 D.R.N.C.

RECORDED UNDER: TX

WITNESSES: LYNDIA SMITH

BY: [Signature]

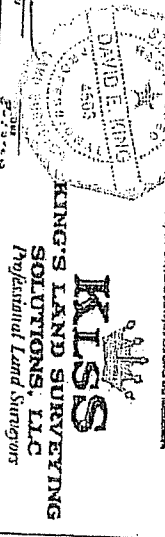
ADDRESS: 8811 WEST LAKE WACHOUA, TX 75384

DATE: 10/12/2009

DELETED BY: [Signature]

CHECKED BY: [Signature]

C.F. NUMBER: [Number]



KISS
KING'S LAND SURVEYING
SOLUTIONS, LLC
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METES AND BOUNDS
3.364 ACRE PARCEL
OUT OF A
CALLED TRACT 6E AND 6F BEING 7.580 ACRES
SITUATED IN THEE. READ SURVEY, A-458
MONTGOMERY COUNTY, TEXAS

Being a 3.364 acre parcel of land situated in the E. Read Survey, Abstract No.458, Montgomery County, Texas, out of a called 59.9 acre tract conveyed to Ralph A. West and Katie Lee West as recorded in Volume 369, Page 375 of the Deed Records of Montgomery County, Texas, said 3.364 acre parcel being out of a called Tract 6E and 6F being 7.580 acre tract as conveyed to Lynda Smith recorded in Vol. 920, Pg. 401 and Vol. 787, Page 753 D.R.M.C. and being more particularly described by metes and bounds description with the base of bearing being based on called Tract 6G being 5.043 acres recorded under Montgomery County Clerk's File No. 2004-024787.

Beginning at a 5/8 inch iron rod set in the south right of way line of West Lane (called 50.00 feet wide as recorded in Volume 522, Page 343 and Volume 652, Page 326 D.R.M.C.) marking the northwest corner of a 3.980 acre tract surveyed and created the same day and the northeast corner of the herein described parcel of land for the **POINT OF BEGINNING**;

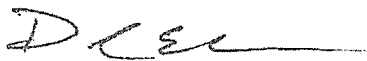
THENCE, South, along the common line of the said called 3.980 acre parcel (created and surveyed the same day) and the herein described parcel, a distance of 544.80 feet to a 5/8 inch iron rod set in the south line of the said called 7.580 acre tract marking the southwest corner of said 3.980 acre parcel (created and surveyed the same day) and the herein described parcel of land;

THENCE, South 89° 50' 52" West, along the south line of the said called 7.580 acre tract and the herein described parcel, a distance of 269.01 feet to a 1/2 inch iron rod found marking the southeast corner of a said called Tract 6G being 5.043 acres and the southwest corner of the herein described parcel of land;

THENCE, North, along the common line of the said Tract 6G being 5.043 acres and the herein described parcel, a distance of 544.82 feet to a 1/2 inch iron rod found in the south right of way line of said West Lane marking the northeast corner of the said called Tract 6G being 5.043 acres and the northwest corner of the herein described parcel of land;

THENCE, North 89° 50' 52" East, along the common line of the said West Lane and the herein described parcel, a distance of 269.01 feet to the **POINT OF BEGINNING** and containing 3.364 acres of land.

This metes and bounds description was written in conjunction with a survey plat.


David E. King Sr.
King's Land Surveying Solutions, LLC
August 10, 2010

