

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

A.E. = AERIAL EASEMENT	M.P. = METAL POST	P.P.C. = POINT OF REVERSE CURVATURE	⊕ = CONTROL MONUMENT	--- = WOODEN FENCE
B.L. = BUILDING LINE	M.U.E. = MUNICIPAL UTILITY EASEMENT	P.T. = POINT OF TANGENCY	● = PROPERTY CORNER	--- = CHAIN LINK FENCE
B.S. = BEARS	P.A.E. = PERMANENT ACCESS EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT	○ = GUY ANCHOR	--- = METAL FENCE
C.F.P. = CLIENT'S FILE NUMBER	P.C. = POINT OF CURVATURE	S.S.E. = SANITARY SEWER EASEMENT	⊖ = POWER POLE	--- = WIRE FENCE
D.E. = DRAINAGE EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE	ST.S.E. = STORM SEWER EASEMENT	⊙ = SERVICE DROP	--- = BUILDING SETBACK LINE
E.C. = ELECTRIC EASEMENT	P.E. = POOL EQUIPMENT	U.T.S. = UNABLE TO SET	---	--- = BUILDING WALL
F.I.P. = FOUND IRON PIPE	P.L. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT	---	---
F.L.R. = FOUND IRON ROD	P.O.B. = POINT OF BEGINNING	W.L.E. = WATER LINE EASEMENT	---	---
F.N.D. = FOUND	P.P. = POWER POLE	W.P. = WATER POST	---	---
		W.S.E. = WATER & SEWER EASEMENT	---	---

CURVE TABLE

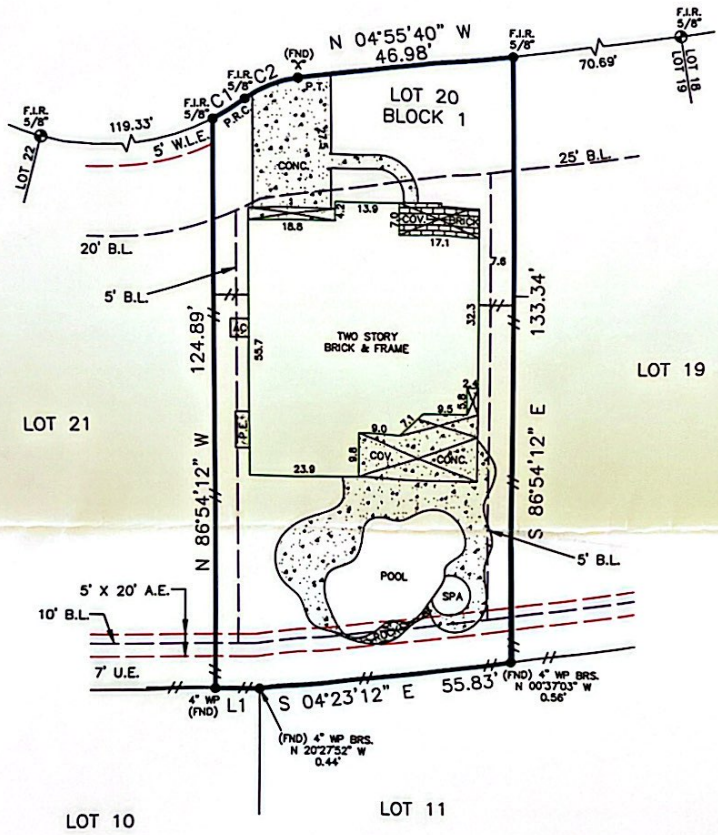
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	50.00	8.20	N 29°09'58" W	8.19	9°23'55"
C2	25.00	12.64	N 19°24'54" W	12.51	28°58'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°05'48" W	9.65'



110 ARBOR RIDGE COURT
(60' R.O.W.)



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - NO AERIAL EASEMENT ENCROACHMENTS

LEGAL DESCRIPTION
 LOT 20, IN BLOCK 1, OF THE ARBORS AT JACOBS RESERVE, A SUBDIVISION IN MONTGOMERY COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET Z, SHEETS 710-711, OF THE PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS

STEPHEN LD SMITH
KIERSTEN I. WALSH

ADDRESS 110 ARBOR RIDGE COURT



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO 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 ENGINEERS AND LAND SURVEYORS.

JOB # 2103535
DATE 03-25-2021
GF # 21-01-8154

PRO-SURV
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 T.B.P.E.L.S. FIRM #10119300
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
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**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: _____ GF No. _____

Name of Affiant(s): Stephen D. Smith, Kiersten I. Walsh

Address of Affiant: 110 Arbor Ridge Ct., Conroe, TX 77384

Description of Property: S216200 - Arbors At Jacobs Reserve, BLOCK 1, Lot 20

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 June 1, 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:) 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.

[Signature]
Stephen D. Smith

[Signature]
Kiersten I. Walsh

SWORN AND SUBSCRIBED this 27th day of April, 2021

Notary Public [Signature]

(TXR-1907) 02-01-2010

