

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	35° 05' 58"	50.00'	30.63'	15.81'	30.15'	S 09° 51' 35" W
C 2	70° 31' 11"	25.00'	30.77'	17.67'	28.86'	S 27° 34' 12" W
LINE	BEARING	DISTANCE				
L 1	N 18° 45' 38" W	54.00'				

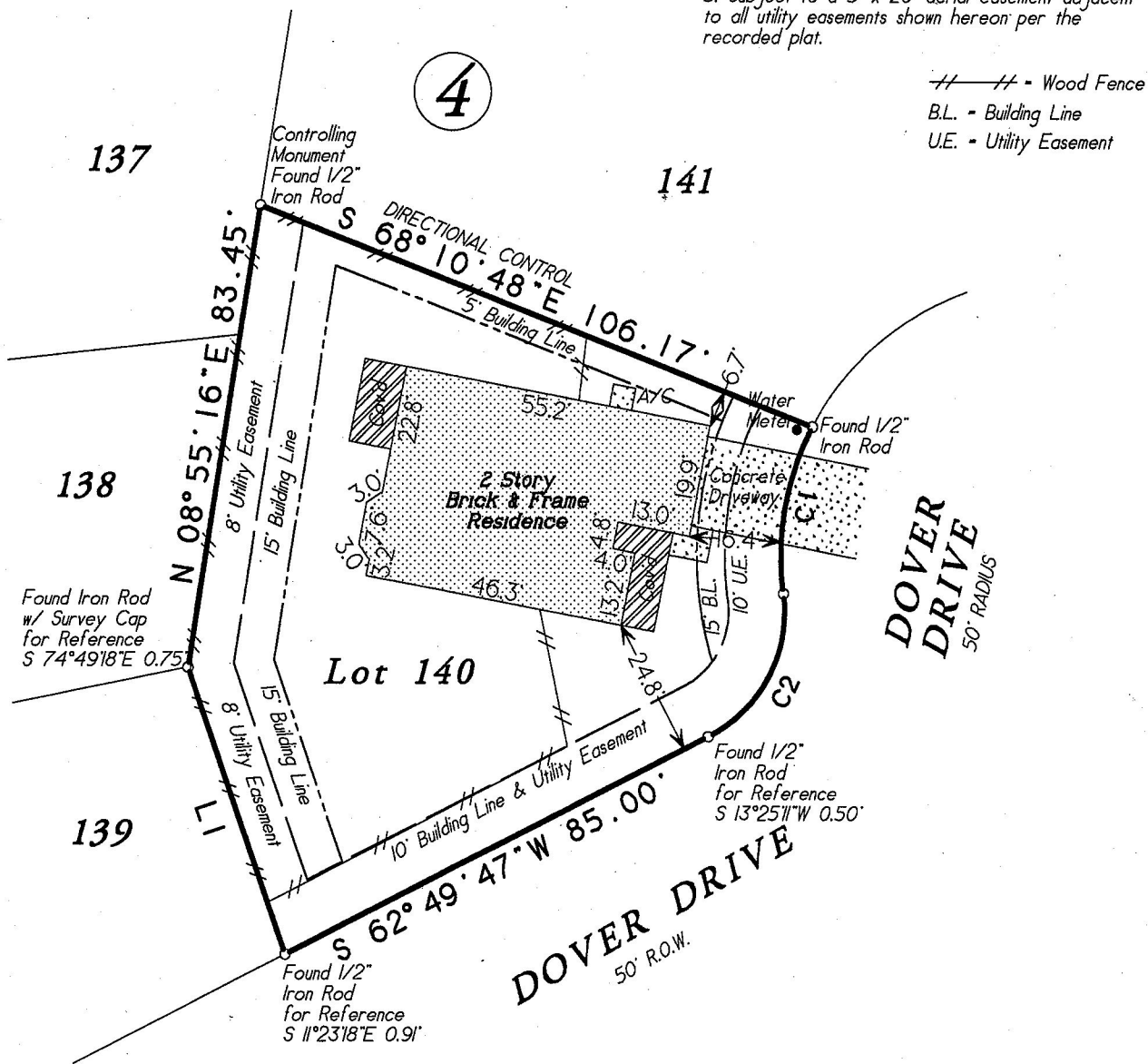
This property lies within ZONE 'X' as SCALED from FEMA Map Panel Number 48339C0215-F dated December 19, 1996.

THIS MEANS THAT THE ENTIRE SUBJECT PROPERTY SCALES OUTSIDE A 100 YEAR FLOOD PLAIN.

This determination is made strictly according to the FEMA Maps and does not reflect actual on ground flood conditions. Furthermore, this company takes no responsibility for such.

Notes:

1. Basis of bearings: North line of subject tract per the recorded plat.
2. Easements and building lines as shown are per the recorded plat and in CF No. 8013230, R.P.R.M.C.T. unless otherwise stated.
3. Subject to additional building lines as recorded in CF No. 8013230, R.P.R.M.C.T., and described as follows: 15 feet along the rear property line and 5 feet along side property lines, except that a detached garage or other permitted building located 65 feet or more from the front property line may be located within 3 feet of a side property line.
4. Subject to waiver of damages per Volume 657, Page 788, D.R.M.C.T.
5. Subject to a 5' x 20' aerial easement adjacent to all utility easements shown hereon per the recorded plat.



Lot One Hundred Forty (140), Block Four (4), WALDEN ON LAKE CONROE, Section Eighteen (18), a subdivision situated in the Thomas Corner Survey, A-10 and the William C. Clark Survey, A-6, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet C, Sheet 74A of the Map Records of Montgomery County, Texas.

Date: July 29, 2014	GF No. 1233918225
Job No. 13-0616	Scale: 1" = 30'
Address: 12514 Dover Drive	Drawn By: SC
City, State: Montgomery, Texas	Zip: 77356 Rev: 0

C & C Surveying, Inc.
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-356-5172
 Fax: 281-356-1935
 Email: onesurveyatatime@sbcglobal.net



R.P.L.S. Seal

Certified To: SWBC Mortgage Corporation and Stewart Title Company
 Client: John O'Connor

I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY, AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

[Signature]
 Steven L. Crews R.P.L.S. # 4141

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

Date: 02/21/2024 GF No. _____
Name of Affiant(s): Thomas D Mayes, Jr and Marcia E Mayes
Address of Affiant: 16934 E FM 1097 Rd, Willis, TX 77378
Description of Property: Walden 18, Block 4, Lot 140
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's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since July 29, 2014 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.

Thomas D Mayes Jr
Marcia E Mayes

SWORN AND SUBSCRIBED this 22 day of February, 2024.

Whitney E Black
Notary Public

