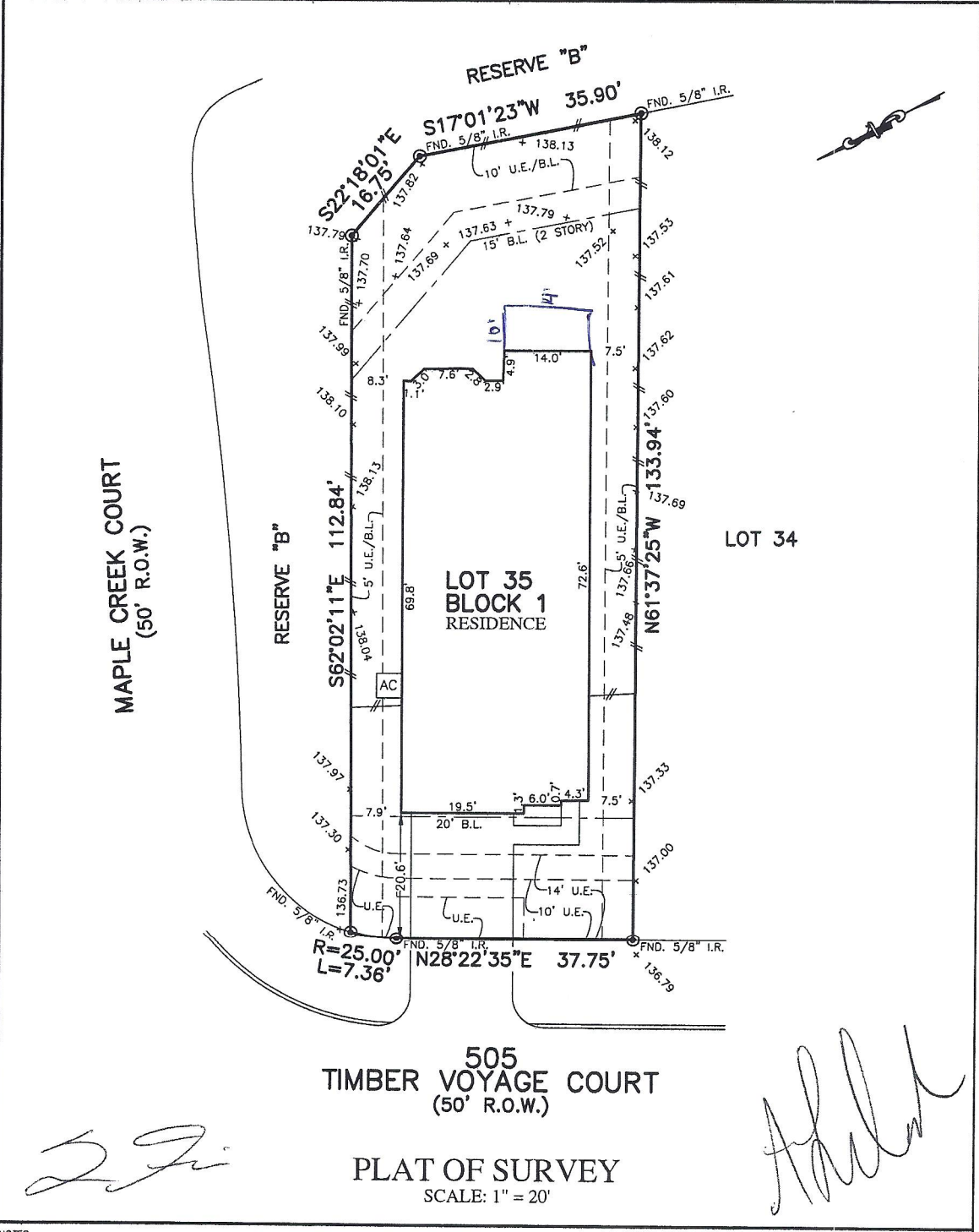


VGX

	FLATWORK	B.L. BUILDING LINE	F.O.F. TOP OF FORM	U.V.E. UNOBTAINED VISIBILITY EASEMENT		MANHOLE
	PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT		LIGHT POLE
	BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.E. ACCESS EASEMENT		ELECTRIC BOX
	EASEMENT	B.L.(C) CAR BUILDING LINE	STM.S.S. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT		FIBER OPTIC
	WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT		TELEPHONE PEDESTAL
	WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT		GAS METER
	CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE		CABLE PEDESTAL
	OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT		WATER METER
		PROP. PROPOSED	P.V.T. PRIVATE	I.R. IRON ROD		MANHOLE & INLET
		ELEV. ELEVATION	F.N.D. FOUND	I.P. IRON PIPE		VAULT



NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY TEXAS PARTNERS TITLE INSURANCE Co. UNDER G.F. No 7712001498.

FOR: MATTHEW FERRIS AND ASHLEY LUNDAHL
 ADDRESS: 505 TIMBER VOYAGE COURT
 ALLPOINTS JOB#: HD199071 BY: RW
 G.F.: 7712001498
 JOB: 533-022

FLOOD ZONE: X

COMMUNITY PANEL:
 48339C0390G

EFFECTIVE DATE: 8/18/2014

LOMR: 15-06-1222P DATE: 6/13/2016

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

**LOT 35, BLOCK 1,
GRAND CENTRAL PARK, SECTION 16,
CAB. Z, SHT. 6160, MAP RECORDS,
MONTGOMERY COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 6TH DAY OF MAY, 2020.

J.R. January

STATE OF TEXAS
REGISTERED
J.R. JANUARY
5382
PROFESSIONAL LAND SURVEYOR

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

Date: 7/16/24 GF No. _____
Name of Affiant(s): Matthew Ferries, Ashley Lundahi
Address of Affiant: 505 Timber Voyage Court, Conroe, TX 77304
Description of Property: 505 Timber Voyage Court, Conroe, TX 77304
County: Montgomery County, Texas

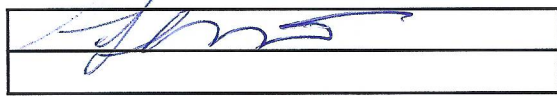
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 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~~ added 10' ft of patio concrete

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.



SWORN AND SUBSCRIBED this 16 day of July, 2024.



Notary Public
(TXR 1907) 02-01-2010

