

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

Date: February 21, 2020

GF No. _____

Name of Affiant(s): Torsten Paas, Grit Paas

Address of Affiant: 40632 Damuth Drive, Magonia, TX 77354

Description of Property: S730807 - MOSTYVN MANOR 07, Block 2, LOT 7

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 May 18, 2016 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, replatings, 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.): NA

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.

Torsten Paas

Torsten Paas
971 Pool

Grit Paas

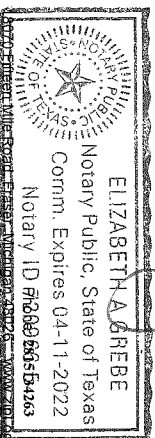
Grit Paas
at

SWORN AND SUBSCRIBED this _____ day of _____,

Elizabeth A. Griebbe

2020

Notary Public



SURVEY OF
LOT 7, BLK 2, SEC 7
MOSTYNN MANOR

LOCATED IN THE CYRUS WICKSON SURVEY, ABSTRACT NO. 500
 BASED ON THE _____ PLAT, THEREOF RECORDED IN
 VOLUME/CABINET _____ Z _____ PAGE/SHEET _____ OF _____

THE MAP RECORDS _____ MONTGOMERY COUNTY, TEXAS

REF: PAAS _____ G.P. _____ DATE: MAY 18, 2016

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY WAS MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS THE FACTS AS THE SAME EXIST AT THE TIME OF THE SURVEY AND THAT THERE ARE NO UNLAWFUL ENCUMBRANCES, OVERLAYS, DISCREPANCIES, OR CONFLICTS EXCEPT AS SHOWN HEREON.



STEVEN LAUGHLIN, R.L.S., No. 5178

THE RESULTS SHOWN HEREON ARE BASED UPON RADSS, CENTRAL ZONE.

THE SURVEYOR HAS NOT ABSTRACTED THIS SUBJECT PROPERTY.

THIS SURVEY BEARS ON THE TITLE COMMITMENT FROM SHAWTRIT TITLE GUARANTY COMPANY (G.P. No. 167733) DATED AUGUST 5, 2016 FOR ALL

THINGS OF RECORD.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD, ENCUMBRANCES, EASEMENTS OR OTHER FACTS THAT MAY AFFECT THE OWNERSHIP OF THE PROPERTY, OR ANY OTHER FACTS THAT MAY AFFECT THE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) PROPERTY SUBJECT TO THE RESTRICTIONS AS RECORDED IN CHAPTER 201, SUBCHAPTER 201-10048, 201-10078, & 201-0534333 MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

6) ALL BUILDING THIS ALSO PLEASE REFER TO THE BOUNDARY LINE.

7) ALL ADJACENT DEED INFORMATION MAY NOT REPRESENT CURRENT OWNERS OR OWNERS.

8) THE DENCE LINES SHOW GENERALLY FOLLOW THE PROPERTY LINE, BUT MAY NOT BE THE ACTUAL LINE.

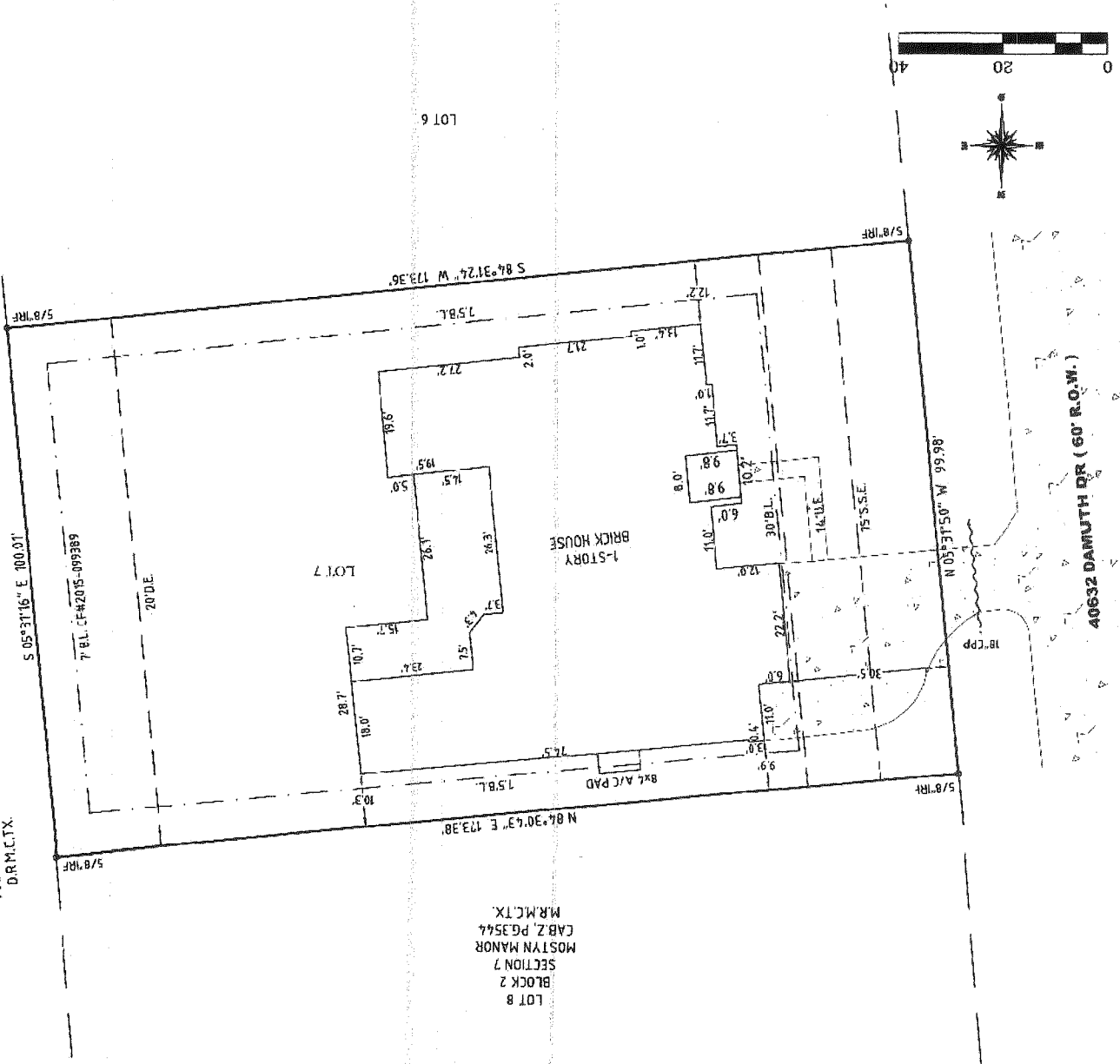
9) OTHER PAJOR EASEMENTS MAY BE PRESENT, BUT NOT SHOWN.

10) PROPERTY NOT SUBJECT TO AN EASEMENT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2015-080828.

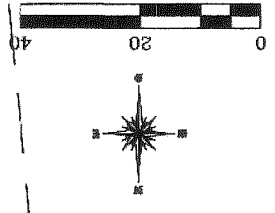
11) PROPERTY SHOWN TO A LINE ATTACH ROAD AS DESCRIBED IN VOLUME 845, PAGE 320.

- 1) LIMIT & SYMBOL
- 2) NON-IRON BOLTS
- 3) IRON BOLT
- 4) CROWN BOLT
- 5) TEXAS
- 6) MONTGOMERY COUNTY
- 7) RECORD
- 8) PLAT
- 9) MONTGOMERY COUNTY
- 10) PLAT
- 11) MONTGOMERY COUNTY
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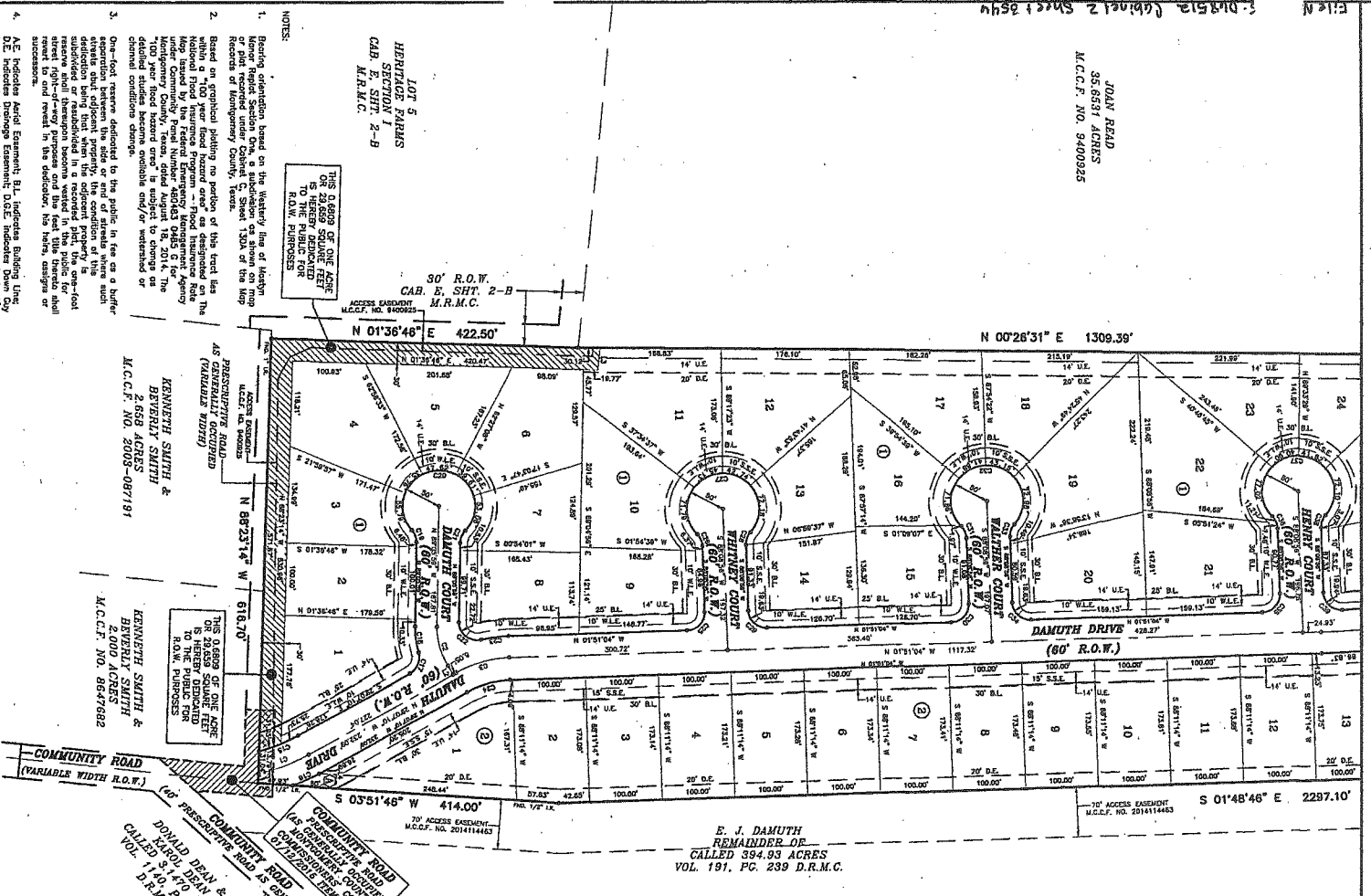
REMAINDER OF
 CALLED 394.93 ACRES
 VOL. 191, PG. 239
 D.R.M.C.T.X.



LOT 8
 BLOCK 2
 SECTION 7
 MOSTYNN MANOR
 CAB 2, PG. 3544
 D.R.M.C.T.X.



JOAN READ
35.6931 ACRES
M.C.C.F. NO. 9400935



CURVE	RDUS	BENJA	ARC	TANGENT	CHORD
C1	162.80	154.85	27.95	37.24	70.42
C2	162.80	154.85	27.95	37.24	70.42
C3	181.00	271.00	76.62	59.06	152.97
C4	129.47	207.14	48.43	34.74	127.07
C5	129.47	207.14	48.43	34.74	127.07
C6	129.47	207.14	48.43	34.74	127.07
C7	129.47	207.14	48.43	34.74	127.07
C8	129.47	207.14	48.43	34.74	127.07
C9	129.47	207.14	48.43	34.74	127.07
C10	129.47	207.14	48.43	34.74	127.07
C11	129.47	207.14	48.43	34.74	127.07
C12	129.47	207.14	48.43	34.74	127.07
C13	129.47	207.14	48.43	34.74	127.07
C14	129.47	207.14	48.43	34.74	127.07
C15	129.47	207.14	48.43	34.74	127.07
C16	129.47	207.14	48.43	34.74	127.07
C17	129.47	207.14	48.43	34.74	127.07
C18	129.47	207.14	48.43	34.74	127.07
C19	129.47	207.14	48.43	34.74	127.07
C20	129.47	207.14	48.43	34.74	127.07
C21	129.47	207.14	48.43	34.74	127.07
C22	129.47	207.14	48.43	34.74	127.07
C23	129.47	207.14	48.43	34.74	127.07
C24	129.47	207.14	48.43	34.74	127.07
C25	129.47	207.14	48.43	34.74	127.07
C26	129.47	207.14	48.43	34.74	127.07
C27	129.47	207.14	48.43	34.74	127.07
C28	129.47	207.14	48.43	34.74	127.07
C29	129.47	207.14	48.43	34.74	127.07
C30	129.47	207.14	48.43	34.74	127.07
C31	129.47	207.14	48.43	34.74	127.07
C32	129.47	207.14	48.43	34.74	127.07
C33	129.47	207.14	48.43	34.74	127.07
C34	129.47	207.14	48.43	34.74	127.07
C35	129.47	207.14	48.43	34.74	127.07
C36	129.47	207.14	48.43	34.74	127.07
C37	129.47	207.14	48.43	34.74	127.07
C38	129.47	207.14	48.43	34.74	127.07
C39	129.47	207.14	48.43	34.74	127.07
C40	129.47	207.14	48.43	34.74	127.07
C41	129.47	207.14	48.43	34.74	127.07
C42	129.47	207.14	48.43	34.74	127.07
C43	129.47	207.14	48.43	34.74	127.07
C44	129.47	207.14	48.43	34.74	127.07
C45	129.47	207.14	48.43	34.74	127.07
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C58	129.47	207.14	48.43	34.74	127.07
C59	129.47	207.14	48.43	34.74	127.07
C60	129.47	207.14	48.43	34.74	127.07
C61	129.47	207.14	48.43	34.74	127.07
C62	129.47	207.14	48.43	34.74	127.07
C63	129.47	207.14	48.43	34.74	127.07
C64	129.47	207.14	48.43	34.74	127.07
C65	129.47	207.14	48.43	34.74	127.07
C66	129.47	207.14	48.43	34.74	127.07
C67	129.47	207.14	48.43	34.74	127.07
C68	129.47	207.14	48.43	34.74	127.07
C69	129.47	207.14	48.43	34.74	127.07
C70	129.47	207.14	48.43	34.74	127.07
C71	129.47	207.14	48.43	34.74	127.07

NOTES:
1. Bearing definition based on the Western Hemisphere...
2. Based on geophysical probing no portion of this tract has...
3. One-foot traverse delineated to the public in fee as a buffer...
4. A.E. indicates As to Easement, B.L. indicates Building Line...
5. Gravel drainage ditches which do not have easements shown...
6. Subject to easement recorded under Volume 592, Page 667 D.R.M.C.

OWNER:
MOSTYN MANOR DEVELOPMENT
COMPANY, LIMITED
400 RANDALL WAY, STE. 106
SPRING, TEXAS 77388
281-350-1111
VESTING DEED:
M.C.C.F. NO. 2013067863
& 2014058552

A SUBDIVISION OF 40.5819 ACRES OF LAND
OUT OF THE CYRUS WICKSON SURVEY,
ABSTRACT 600 MONTGOMERY COUNTY, TEXAS.
69 LOTS, 1 RESERVE, 4 BLOCKS

**MOSTYN MANOR
SECTION SEVEN**

SCALE 1" = 50'
0 100 200 300 Feet

H **S** **C**
HOVIS SURVEYING COMPANY

DATE: FEBRUARY 2015

SCALE: 1" = 100'

SURVEYOR:

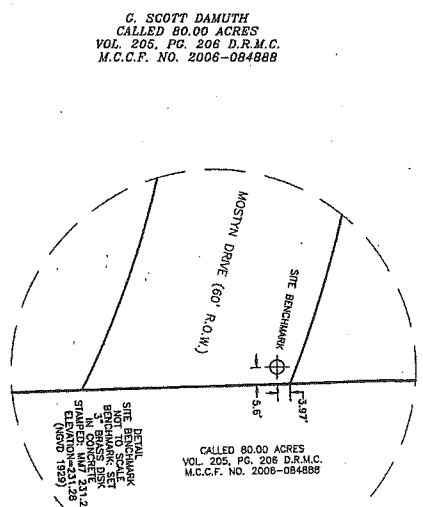
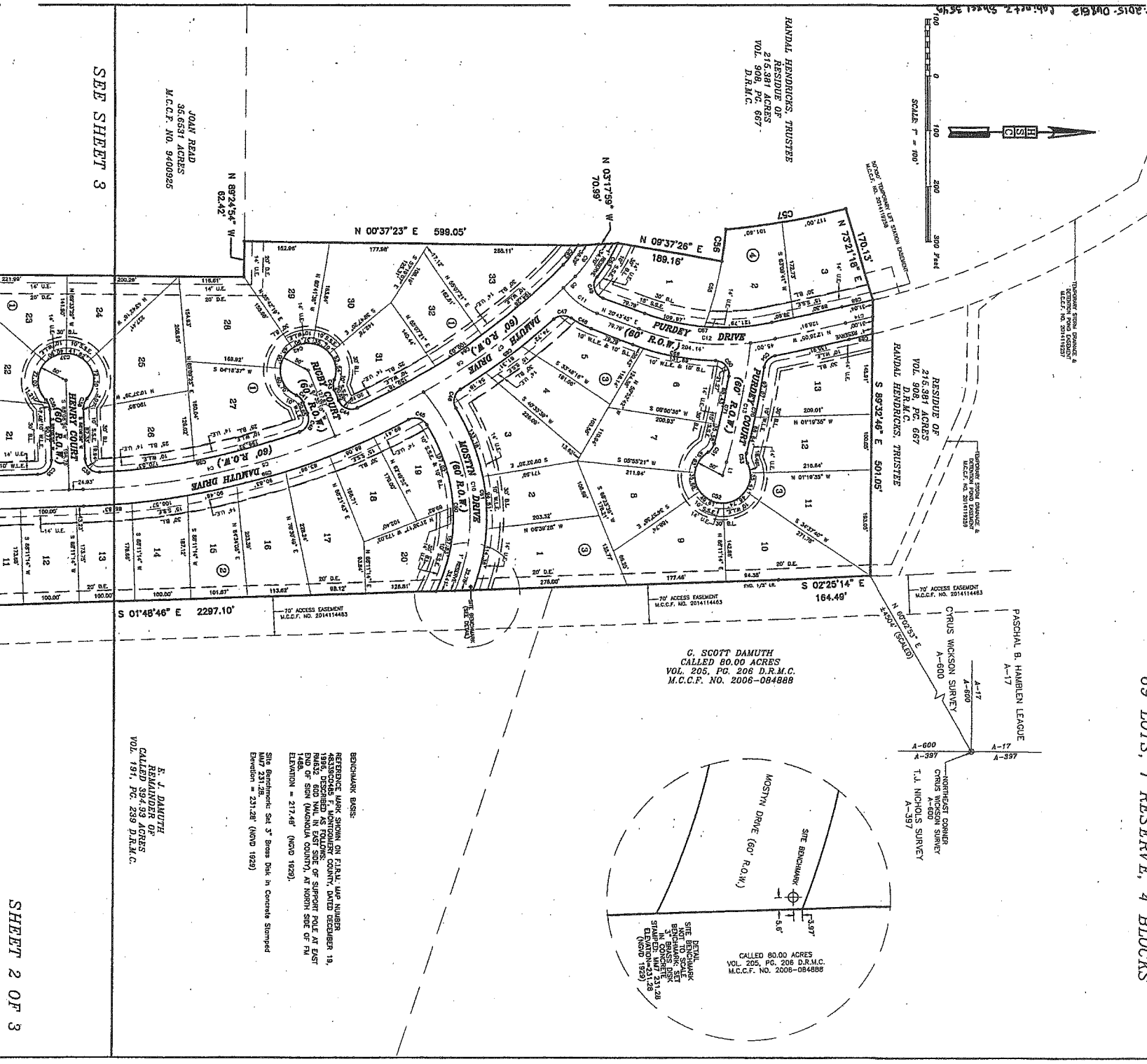
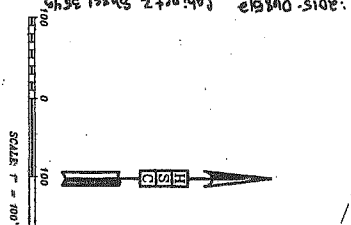
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cadastre - Springs, Texas 77379
(281) 282-2659
www.hscsurvey.com

OWNER:
MOSTYN MANOR DEVELOPMENT
400 RANDALL HWY, STE 106
SPRING, TEXAS 77388
281-350-7111

VESTING DEED:
M.C.C.F. NO. 2013067863
& 2014058552

MOSTYN MANOR SECTION SEVEN

A SUBDIVISION OF 40.5819 ACRES OF LAND
OUT OF THE CYRUS WICKSON SURVEY,
ABSTRACT 600 MONTGOMERY COUNTY, TEXAS.
69 LOTS, 1 RESERVE, 4 BLOCKS



G. SCOTT DAMUTH
CALLED 80.00 ACRES
VOL. 205, PG. 206 D.R.M.C.
M.C.C.F. NO. 2006-084888

CALLED 80.00 ACRES
VOL. 205, PG. 206 D.R.M.C.
M.C.C.F. NO. 2006-084888

JOAN READ
36.6631 ACRES
M.C.C.F. NO. 9400925

SEE SHEET 3

E. J. DAMUTH
BENCHMARK OF
CALLED 594.93 ACRES
VOL. 191, PG. 289 D.R.M.C.

BENCHMARK BASIS:
REFERENCE MARK SHOWN ON PLAT, MAP NUMBER
433830045 OF MONTGOMERY COUNTY, DATED DECEMBER 19,
RANGE 600 NAD IN EAST SIDE OF SUPPORT POLE AT EAST
END OF SIGN (MONTGOMERY COUNTY, M. NORTH SIDE OF FM
EDMUNTON = 217.48' (INDO 1829).
Site Benchmark: Set 3' Brass Disk in Concrete Stamped
MAY 231.28.
Elevation = 231.28' (INDO 1829)