



Survey Received
and Accepted By:

X Salida Faria

X _____

X _____

ELLIS PARK LANE
(60' R.O.W.)

This original work is protected under Copyright Laws, Title 17 United States Code 101 and 102. This survey is being provided solely for the use of the recipients named herein, and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

BOUNDARY SURVEY OF 2514 ELLIS PARK LANE
CONROE, MONTGOMERY COUNTY, TEXAS 77384

NOTES:

CERTIFICATION

1. Found or set iron rods at all corners, unless noted otherwise.
2. Bearings, easements and building lines shown are by record or part unless noted otherwise.
3. Lot subject to restrictions as recorded in Plat Casiner Z, Sheet 2368, of the Map Records and filed under Clerk's File No(s). 8320888, 8464151, 5356737, 8431132, 2006-091233, 2006-095988, 2007-017820, 2007-019648, 2007-028764, 2007-031250, 2011-071908, 2007-051745, 2008-103966, 2009-082756, 2010-025189, 2011-022598, 2011-0110470, 2012-08187, 2012-08188, 2012-012476, 2012-036305, 2012-083234, 2012-123705, 2013-015732, and 2018-040347, of the Real Property Records of Montgomery County, Texas.
4. Terms, stipulations and conditions of that certain Stormwater Detention and Easement Agreement, as set out in instrument filed under Clerk's File No. 2024-118634 and retitled under Clerk's File No. 2004-126478, of the Real Property Records of Montgomery County, Texas.

SHANKS ENGINEERING & SURVEYING, INC.
FIRM 10193000
1446 PIRATES COVE 281-488-1488
HOUSTON, TX 77058 FAX 281-231-2500

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR COINCIDENCES ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

PROPERTY INFORMATION
LOT 1 BLOCK 4
SUBDIVISION GRAYSTONE HILLS SECTION 13
RECORDING CAB. Z, SHEETS 2368-2371 M.C.M.R.

DRAWING INFORMATION
DATE 1/02/19
REVISED:
SURVEY BY: T.S.
DRAWN BY: T.S.
FOR: North American
G99140220-18-11785
PURCHASER:
VINCE DAVID LANIER
RANEE SUS LANIER

FLOOD INFORMATION
R.P.M. NO. 45562333 G. DATE 8/1/2014 ZONE X
Flood information provided hereon is based on scaling the location of the subject tract on the flood insurance rate maps. The information should be used to determine flood insurance rates only and is not intended to identify specific flooding conditions. We are not responsible for the F.I.R.M.'s accuracy.



Billy L. Shanks

JOB NO. 5497E

Q

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

Date: July 25, 2024 GF No. _____
Name of Affiant(s): Seleda Fanta
Address of Affiant: 2314 Ellis Park Lane, Conroe, TX 77304
Description of Property: S539315 - GRAYSTONE HILLS 15, BLOCK 4, LOT 1
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 1/02/2019 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):

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.

Seleda Fanta

SWORN AND SUBSCRIBED this 27 day of July, 2024.

[Signature]
Notary Public

(TXR 1907) 02-01-2010

