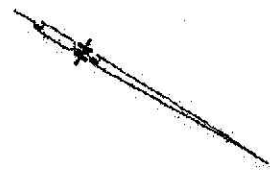


CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	18° 32' 37"	570.00"	184.48'	93.05'	183.67'	S 30° 57' 55" E
LINE	BEARING	DISTANCE				
L 1	N 32° 40' 13" W	76.77'				



Notes:
 1. Basis of bearings: the South line of the subject property per the recorded plat.
 2. Easements and building lines as shown are per the recorded plat or per CF No. 2009106300 R.P.R.M.C.T.
 3. Subject to an agreement with Centerpoint Energy per CF No. 2003084702 & 2014010279 R.P.R.M.C.T.
 4. Subject to an access easement agreement per CF No. 2008081318 R.P.R.M.C.T.

Acreage

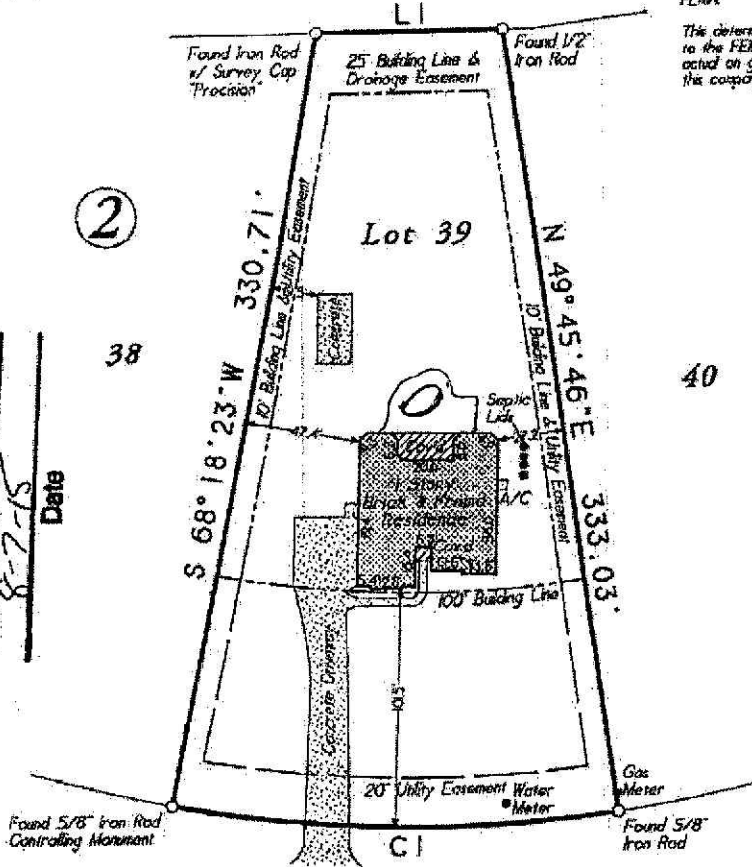
This property lies within ZONE X as SCALED from FEMA Map Panel Number 48339C0375-G dated August 18, 2014.

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

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

Survey Required and Accepted By
Tabitha Abbott
 Tabitha Abbott
 8-7-15
 Date

2

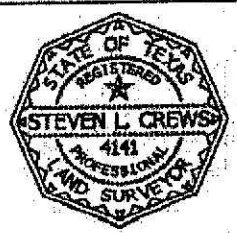


Survey Required and Accepted By
Tabitha Abbott
 Tabitha Abbott
 5/14/2020
 Date

SEBASTIAN'S RUN
 60' PRIVATE R.O.W.

Lot Thirty-Nine (39), in Block Two (2), of GRAND LAKE ESTATES, Section Nine (9), a subdivision of 150.193 acres of land in the Archibald Hodge Survey, A-18, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet S, Sheet 193 of the Map Records of Montgomery County, Texas.

Date	July 27, 2015	CF No.	1514778
Job No.	15-0005	Scale	1" = 50'
Address	11526 Sebastian's Run	Drawn By	RM
City, State	Montgomery, Texas	Exp.	TT318
		Rev.	0



Certified To: **Steward Title Company 2**
 JP Morgan Chase Bank, NA
 Client: **Tabitha Abbott and Scott Abbott**

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, EDITION III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES EXCEPT TO SHOW.

Steven L. Crews
 Steven L. Crews R.P.L.S. # 4141

C & C Surveying, Inc.
 7424 F.M. 1488, Suite A, Magnolia, Texas 77354
 Office: 281-259-4377 Metro: 281-358-5172
 Fax: 281-358-1935
 Email: onsurvey@attime@abglobal.net

R.P.L.S. Sed

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: _____

GF No. _____

Name of Affiant(s): Scott Abbott, Tabatha Abbott

Address of Affiant: 11598 Sebastian Run, Montgomery, Texas 77316

Description of Property: GRAND LAKE ESTATES 09, BLOCK 2, LOT 39 ACRES 1

County MONTGOMERY, Texas

Date of Survey: July 27, 2015

"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 being duly sworn, stated:


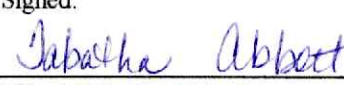
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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 construction occurred on or near the boundary of 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):

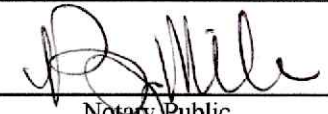
Swimming pool, pavillion

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u></u> Affiant Scott Abbott</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u></u> Affiant Tabatha Abbott</p>
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SWORN AND SUBSCRIBED this 16 day of March, _____


Notary Public

