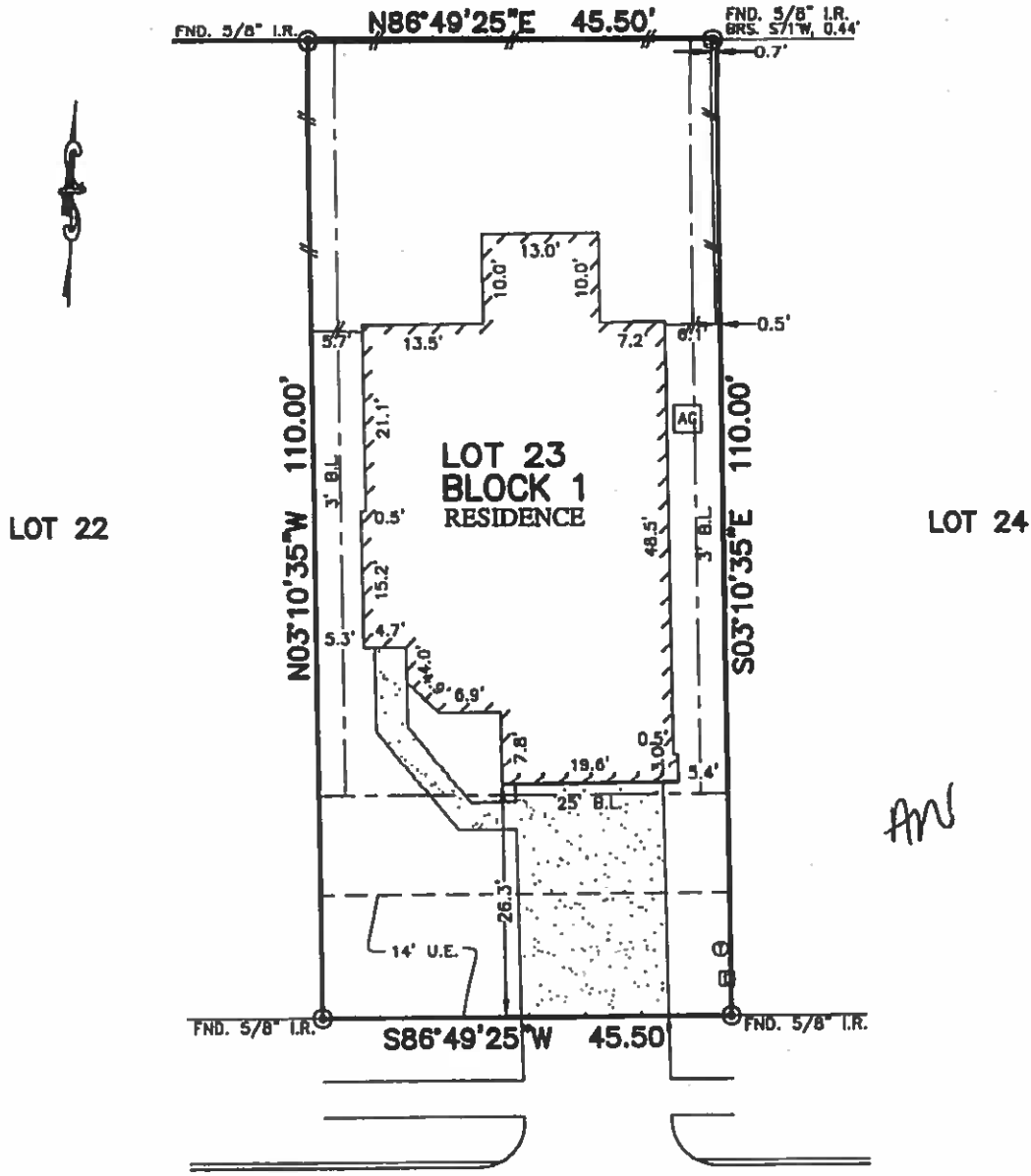


LEGEND	-/ WOODEN FENCE	ELEV. ELEVATION	(B.G.) BUILDER GUIDELINES	INLET	⊗ MANHOLE & INLET	⊠ ELECTRIC BOX	⊕ TELEPHONE PEDESTAL	⊠ PAD MOUNTED TRANSFORMER
▨ FLATWORK	-K WROUGHT IRON FENCE	T.O.F. TOP OF FORM	M.A.E. MAINTENANCE EASEMENT	MANHOLE & INLET	⊗	⊠ CABLE PEDESTAL	⊕ FIRE HYDRANT	⊠ GRATE DRAIN
▤ PROPERTY LINE	-O CHAIN LINK FENCE	F.F. FINISHED FLOOR	R.O.W. RIGHT-OF-WAY	UTILITY VAULT	⊠	⊠ WATER METER	⊕ LIGHT POLE	⊠ GAS METER
▥ BUILDING LINE	-E OVERHEAD ELECTRIC	EXT. EXTENDED	S.L.E. STREET LIGHT EASEMENT	FND. FOUND BLDG. BUILDING	⊠	⊕ WATER VALVE	⊕ PROPERTY CORNER	⊕ GUY ANCHOR
▦ EASEMENT	B.L. BUILDING LINE	PVT. PRIVATE	D.E. DRAINAGE EASEMENT	A.E. AERIAL EASEMENT	⊠	⊕	⊕	⊕
	U.E. UTILITY EASEMENT	CONC. CONCRETE	E.E. ELECTRIC EASEMENT					
	W.L.E. WATER LINE EASEMENT	IR. IRON ROD	S.S.E. SANITARY SEWER EASEMENT					
		IR. IRON PIPE	STM.S.E. STORM SEWER EASEMENT					

43.03 ACRES
WOODMERE DEVELOPMENT CO., LTD
 FILE NO. 2012126249, M.C.O.P.R.R.P.



2233
RAZORBILL PLACE
 (60' R.O.W.)

PLAT OF SURVEY
 SCALE: 1" = 20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1 SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY WFG NATIONAL TITLE INSURANCE Co. UNDER G.F. No. PT1750425.
3. 3' BLDG. LINES (SIDES) C.F. No. 2016095287.
4. CABLE T.V. AGREEMENT C.F. No. 8115710.

FLOOD MAP:

THIS PROPERTY LIES IN ZONE "X" AS DEPICTED ON COMMUNITY PANEL NO. 48339 C 0535 G, EFFECTIVE DATE: 8-18-14 LOMR 16-06-1968A, EFFECTIVE DATE: 5-4-16
 THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

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FOR: ASHLEY MICHELLE NICOL
 ADDRESS: 2233 RAZORBILL PLACE
 ALLPOINTS JOB #: LL126969JG
 G.F.: PT1750425

LOT 23, BLOCK 1,
 MONTGOMERY CREEK RANCH, SECTION 19,
 CAB. Z, SHTS. 4150-4152, MAP RECORDS,
 MONTGOMERY COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 31ST DAY OF JULY, 2017.

Steven P. Brister

ALLPOINTS SERVICES CORP
 PHONE: 713-468-7707
 T.B.P.L.S. No. 10122600

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

Date: 5-28-2020 GF No. _____

Name of Affiant(s): Ashley Michelle Culver

Address of Affiant: 2233 Razorbill Pl, Conroe, TX 77385-3033

Description of Property: S720819 - MONTGOMERY CREEK RANCH 19, BLOCK 1, LOT 23

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 TX, 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 August 2017 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):

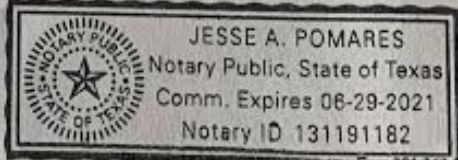
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Ashley Michelle Culver
Ashley Michelle Culver

SWORN AND SUBSCRIBED this 28 day of May, 2020

Notary Public Jesse A. Pomares



(TXR-1907) 02-01-2010