



# TRI-TECH SURVEYING CO., INC.

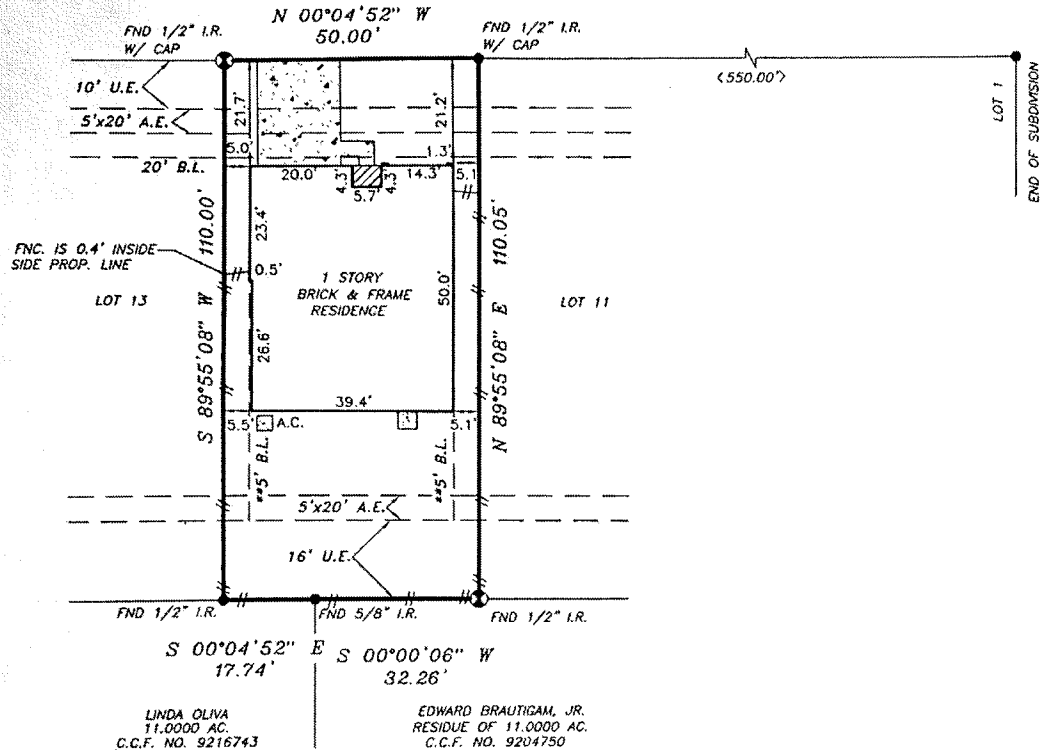
5210 SPRUCE STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800



12003 BELLE COURT (50' R.O.W.)



★ FORMERLY RECORDED UNDER CAB. S, SHEETS 175-179, M.R.M.C.TX.

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

\*MONTGOMERY COUNTY GUIDELINES  
\*\*DEED RESTRICTIONS PER M.C.C. FILE NO. 2002-100735

A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET T, SHEETS 144-148, M.R.M.C.TX., M.C.C. FILE NOS. 2002-100735, 2003-005312, 2003-005313, 2003-005314, 2003-042504, 2003-035896.

BEARINGS REFERENCED TO: PLAT NORTH.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

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 ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2003, TRI-TECH SURVEYING COMPANY

LEGEND	
	CONCRETE
	COVERED
	ASPHALT
	REVISION
	CONTROLLING MONUMENT 03-04-03
	CHAIN LINK FENCE
	CALL
	IRON FENCE
	WOOD FENCE

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY STEWART TITLE CO. G.F. No. 03400040, DATED 09-05-03.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: TARREDONDO

### BOUNDARY SURVEY OF

ADDRESS: 12003 BELLE COURT

LOT 12, BLOCK 9 OF A REPLAT OF VILLAGE OF DECKER OAKS SECTION ONE

RECORDED IN \*CABINET: T SHEETS: 144-148, MAP RECORDS, MONTGOMERY COUNTY, TX

BORROWER: AMANDA LIVELY

TITLE COMPANY: STEWART TITLE CO. G.F.# 03400040

SURVEYED FOR: ROYCE HOMES, L.P.

F.I.R.M. MAP NO. 48339C PANEL# 0495F ZONE "X" REVISED 12-19-96

DATE: 08-15-03 SCALE: 1" = 30' JOB NO. R12666-03



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

Date: May 18, 2018 GF No. \_\_\_\_\_

Name of Affiant(s): Amanda Kaufmann, James Kaufmann

Address of Affiant: 12003 Belle Court, Pinehurst, TX 77362

Description of Property: Lot 12, Block 9 Village of Decker Oaks

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 Nov. 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, 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

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.

Amanda Kaufmann  
Amanda Kaufmann

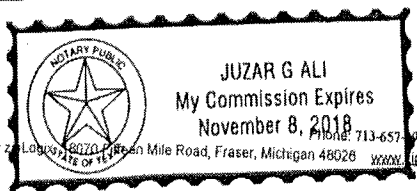
James Kaufmann  
James Kaufmann

SWORN AND SUBSCRIBED this 22nd day of MAY, 2018.

[Signature]  
Notary Public

(TAR-1907) 02-01-2010

BHGRE Gary Greene- Tomball, 14080 FM 2920, Suite C Tomball TX 77377  
Sunny Scofield Produced with zipForm® by z



JUZAR G ALI  
My Commission Expires  
November 8, 2018  
14070 Green Mile Road, Fraser, Michigan 48028  
Phone: 713-657-9937 Fax: 713-465-9823  
www.tol.oak.com