

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

Date: _____

GF No. CTT14636279TH

Name of Affiant(s): Richard Germano, Dolores Germano, Lindsay Germano

Address of Affiant: 12 Shining Lakes Pl, The Woodlands TX 77381

Description of Property: S965234 - WOODFOREST SECTION 34, BLOCK 1, LOT 6

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."): Richard Germano, Dolores Germano, Lindsay Germano

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.

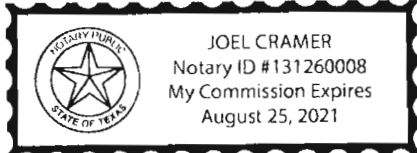
4. To the best of our actual knowledge and belief, since March 27, 2015 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Richard Germano
Dolores Germano
Richard Germano
Dolores Germano



SWORN AND SUBSCRIBED this 26th day of April, 2021

Notary Public

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

Date: _____ GF No. CTT14636279TH

Name of Affiant(s): Richard Germano, Dolores Germano, Lindsay Germano

Address of Affiant: 3 Black Spruce Court, The Woodlands TX 77389

Description of Property: S965234 - WOODFOREST SECTION 34, BLOCK 1, LOT 6

County Montgomery, Texas

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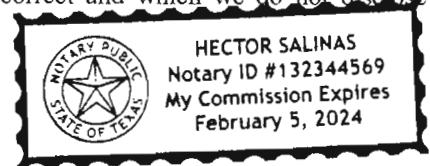
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Lindsay Germano



SWORN AND SUBSCRIBED this 19th day of April, 2021

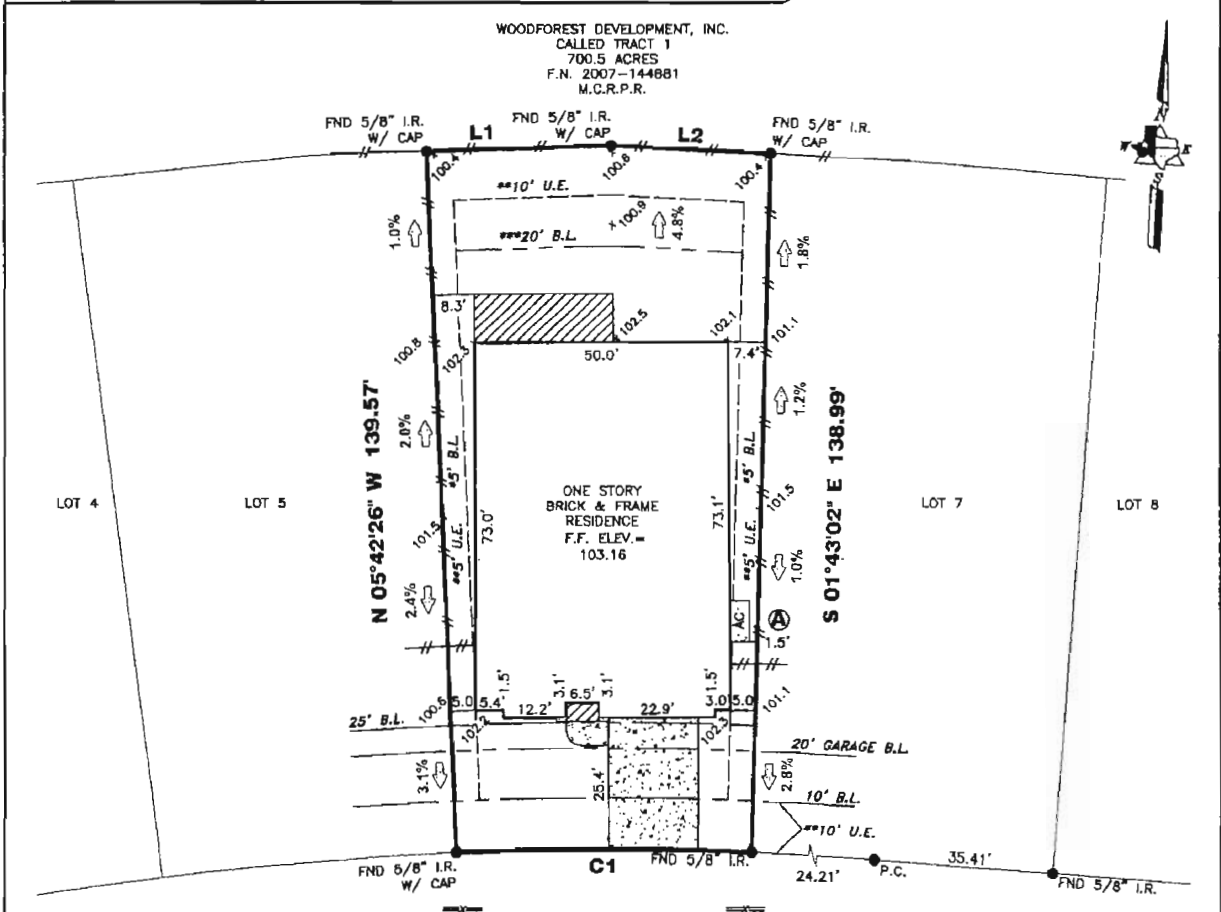

Notary Public

LEGEND

* CITY ORDINANCES	BL = BUILDING LINE	I.R. = IRON ROD	CONCRETE	ELECT BOX	FIRE HYDRANT	MANHOLE
** RESTRICTIVE COVENANTS	PL = PROPERTY LINE	I.P. = IRON PIPE	COVERED	A/C PAD	LIGHT STANDARD	WATER METER
*** BUILDER GUIDELINES	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT.	SOD	UTILITY POLE	UTIL. PEDESTAL	
WIRE FENCE --- X ---	AE = AERIAL EASEMENT	PAE = PERMANENT ACCESS ESMT.				
CHAIN LINK FENCE --- O ---	MH = MANHOLE	MUE = MUNICIPAL UTILITY ESMT.				
IRON FENCE --- I ---	FNC = FENCE	SSE = SANITARY SEWER ESMT.				
WOOD FENCE --- W ---	BUILDING LINE	WLE = WATERLINE EASEMENT				
OVERHEAD UTILITIES --- U ---	ESMT LINE	ROW = RIGHT OF WAY				
	AERIAL ESMT	FND = FOUND				

SCALE 1"=30'

15' 15' 30'



L1
N 84°46'47" E 36.48'
L2
N 89°51'48" E 31.55'
C1
R=691.00'
L=58.28'
C=58.26'
CB=S 86°42'32" W

FINAL LOT GRADE COMPLETE
 NOTE: SOD IN FRONT YARD
 SOD IN BACK YARD
 NO SWALE IN BACK YARD

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

123 KATE PLACE COURT (50' R.O.W.)

PROPERTY INFORMATION

LOT 6 BLOCK 1

SUBDIVISION:
 WOODFOREST SECTION 34

RECORDING INFO:
 CABINET Z, SHEETS 2551-2553, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
 RICHARD GERMANO and DOLORES GERMANO

TITLE CO.
 CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD.
 G.F.# CTT14636279TH G.F. DATE: 02-25-15

SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y23998-14

CLIENT JOB NO: N/A

DRAWN BY: DV

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 04-03-14

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0370G

REVISED DATE: 08-18-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCRUBING 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

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

ALL ROD CAPS ARE STAMPED "CARLOMAGNO RPLS 1542", UNLESS OTHERWISE NOTED.

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

RESTRICTIVE COVENANTS AND AGREEMENTS AS DERIVED PER CABINET Z SHEETS 2551-2553, M.F.M.C.TX., M.C.C. FILE NOS. 200602546, 2009091202, 2013118940, 2013116088

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

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SURVEYED 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, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF MONTGOMERY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURAL FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	04-03-14	LOT PAD	
2	05-02-14	FORM	JF
3	03-05-15	FINAL	GUN

TRI-TECH SURVEYING CO., L.P.

WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 10115900

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 supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

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031015

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR RALPH C. HILTON 5797

SURVEYOR REGISTRATION