

*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES

I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

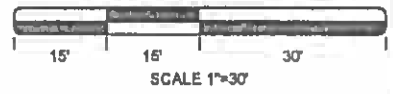
FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 C.E. = COVENANT ESMT.

LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

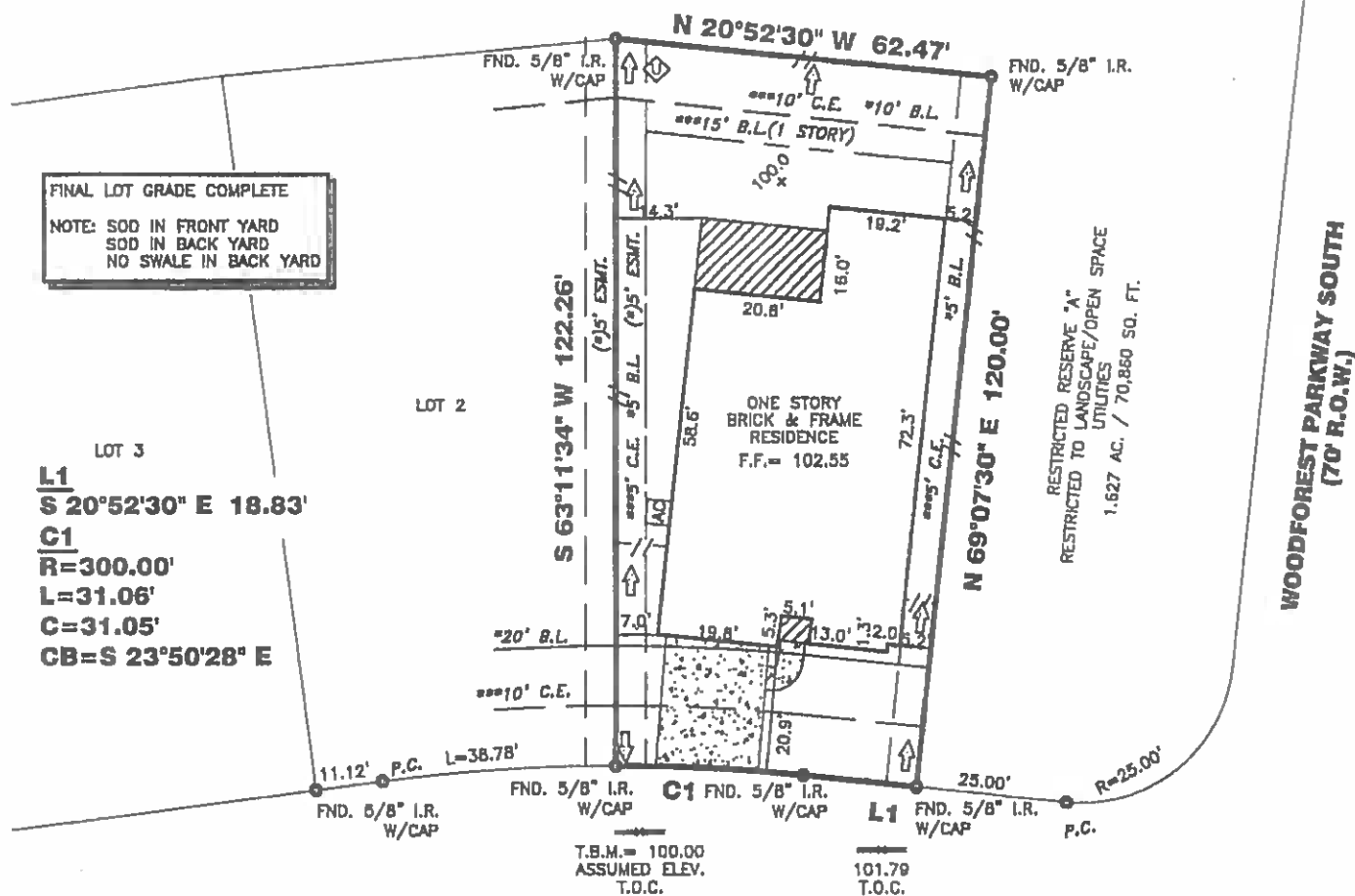
— I — IRON FENCE
 — X — WIRE FENCE
 — // — WOOD FENCE
 — O — CHAIN LINK FENCE
 — — — BUILDING LINE (B.L.)
 - - - - - EASEMENT LINE
 - - - - - AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MANHOLE



WOODFOREST DEVELOPMENT, INC.
 CALLED TRACT 1
 700.5 ACRES
 F.N. 2007-144881
 M.C.R.P.R.

RESTRICTED RESERVE "A"
 RESTRICTED TO LANDSCAPE/OPEN SPACE UTILITIES
 1.627 AC. / 70,860 SQ. FT.



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.

(*5' ESMT. - 2015093908

CAPRICCIO LANE
 (VARIES R.O.W.)

D.B.B.
 R3 P0Y DBB AS AIF

106 CAPRICCIO LANE

PROPERTY INFORMATION

LOT 1 BLOCK 1
 SUBDIVISION:
 WOODFOREST SECTION 55
 RECORDING INFO:
 CABINET Z SHEET 3610-3613, MAP RECORDS
 MONTGOMERY COUNTY, TEXAS
 BORROWER:
 DILLON BURNS AND LORI BEGAN & ALLAN W. BURNS
 TITLE CO.
 CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD.
 G.F.# CTT18695629 G.F. DATE: 01-24-19
 SURVEYED FOR:
 PERRY HOMES

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 SUBJECT TO 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.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEET 3610-3613, M.C.R.P.R., M.C.O. FILE NO. 2009-061292, 2008-118367, 2008-085443, 2008-079020, 2011087831, 2011103388, 2011103382, 2011103384, 2011103380, 2011109463, 2012005406, 2013121001, 2015083870, 2015083908, 2015088440, 2015094817, 2015100779, 2015021819, 2010030077, 2016088143, 2017002818, 2018040123, 2018081588.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 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, 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 CONROE, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.



TRI-TECH
 SURVEYING COMPANY, L.P.

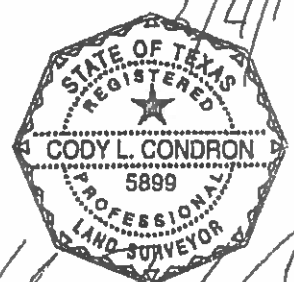
10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

CERTIFICATION

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 SURVEYORS SEAL AND SIGNATURE.
 © 2019 TRI-TECH SURVEYING COMPANY, L.P.



SURVEYOR REGISTRATION

DRAWING INFORMATION

TRI-TECH JOB NO: Y30356-18
 CLIENT JOB NO: _____
 DRAWN BY: MC
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48339C PANEL: 0370G
 REVISED DATE: 08/18/14 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

REVISIONS

NO.	DATE	REASON	BY
1	07-18-18	FORM	GR
2	12-03-18	FINAL	MC
3	02-01-19	ADD BUYER NAME	MDOB

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

Date: _____

GF No. _____

Name of Affiant(s): **Dillon Brandell Burns, Lori Beth Began, Robert J Pasqua**

Address of Affiant: **106 Capriccio Lane, Montgomery, Texas 77316**

Description of Property: **S965255 - Woodforest 55, BLOCK 1, 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 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 FEB 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.

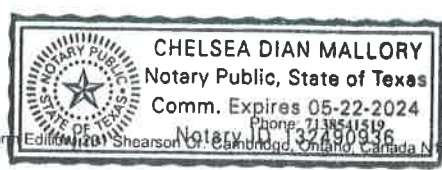
EXCEPT for the following (If None, Insert "None" Below):

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.

[Handwritten signatures of Dillon Brandell Burns, Lori Beth Began, and Robert J Pasqua]

SWORN AND SUBSCRIBED this 24 day of May, 2021
Chelsea Dian Mallory
Notary Public



(TXR-1907) 02-01-2010