

\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES  
 ( ) RECORD INFORMATION

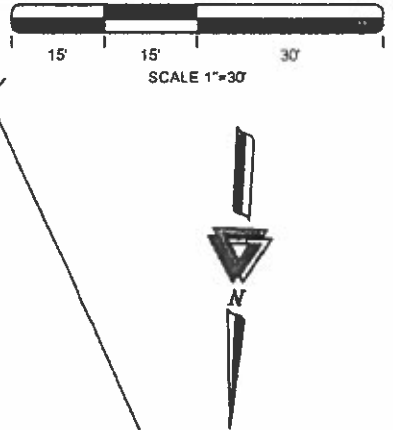
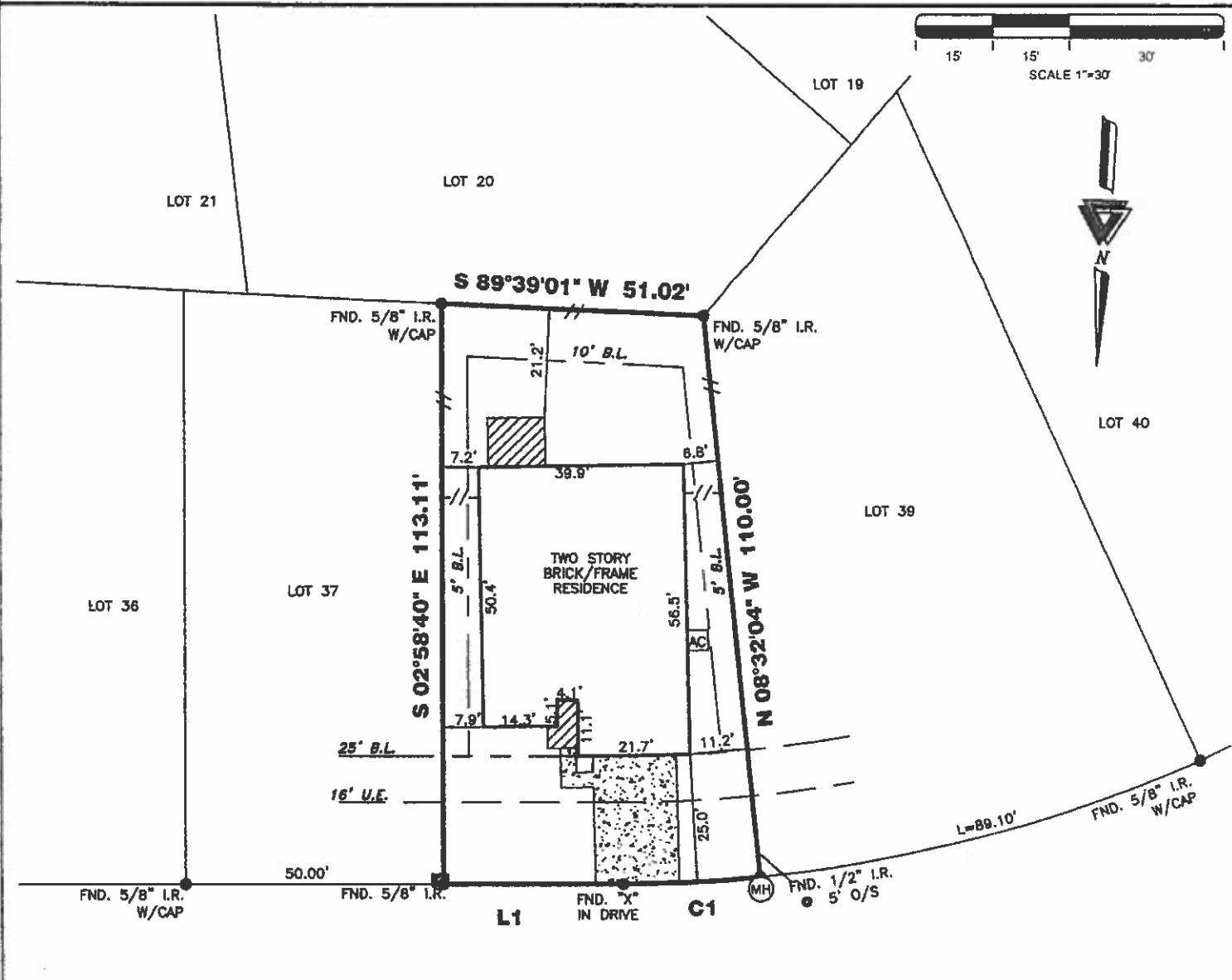
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

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

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

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

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



**WOODLAND PINE DRIVE  
(50' R.O.W.)**

BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE REVIEWED AND RECEIVED A COPY OF THIS SURVEY.

GRACE MWALI 9/30/21 DATE:  
DATE:

**C1**  
**R=275.00'**  
**L=26.67'**  
**C=26.66'**  
**CB=N 84°14'38\" E**  
**L1**  
**N 87°01'20\" E 34.99'**

**2148 WOODLAND PINE DRIVE**

**PROPERTY INFORMATION**

LOT 38 BLOCK 1

SUBDIVISION:  
STILLWATER SECTION 6

RECORDING INFO:  
CABINET Z, SHEETS 6299-6302, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS

BORROWER:  
GRACE MWALI

TITLE CO.  
CAREFREE TITLE AGENCY, INC.

G.F.# HOU-47396 G.F. DATE: 02-02-21

SURVEYED FOR:  
MERITAGE HOMES CORPORATION

**DRAWING INFORMATION**

TRI-TECH JOB NO: L18220-20  
 CLIENT JOB NO: 65149000138  
 DRAWN BY: BS  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 01-06-21

**FLOOD INFORMATION**

F.I.R.M. NO: 48339C PANEL: 0530G  
 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.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER CABINET Z, SHEETS 6299-6302, M.R.M.C.TX, M.C.C. FILE NOS. 2018017408, 2018017410, 2018017411, 2018017412, 2018017413, 2018015405, 2018119408, 2018119470, 2018010527, 202010726  
 ALL ROD CAPS ARE STAMPED 'EHRA', UNLESS OTHERWISE NOTED.  
 C.O.H. ORDINANCE 65-1878 PER H.C.C.F. § 4-N-257886 AND C.O.H. ORDINANCE 69-1312 PER H.C.C.F. § 6A-30973 AND AMENDED BY C.O.H. ORDINANCE 1999-262.  
 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.  
© 2021 TRI-TECH SURVEYING COMPANY, L.P.

09/02/2021



*[Signature]*  
SURVEYOR REGISTRATION

**REVISIONS**

| DATE     | REASON | BY |
|----------|--------|----|
| 08-01-21 | FINAL  | KP |

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

Date: 7/27/2022

GF No. \_\_\_\_\_

Name of Affiant(s): Grace Mwalilli,

Address of Affiant: 2148 Woodland Pine Dr, Conroe, TX 77384-2038

Description of Property: S903306 - STILLWATER 06, BLOCK 1, LOT 38

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 9/2021 there have been no:

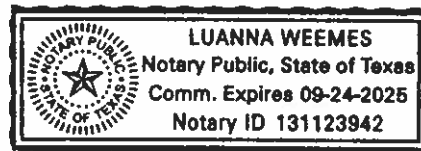
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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.

GRACEMT  
Grace Mwalilli



SWORN AND SUBSCRIBED this 27<sup>TH</sup> day of JULY 2022,  
Luanna Weemes  
Notary Public

(TXR-1907) 02-01-2010