



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.05'	35.20'	S 84°01'30" E	89°30'19"

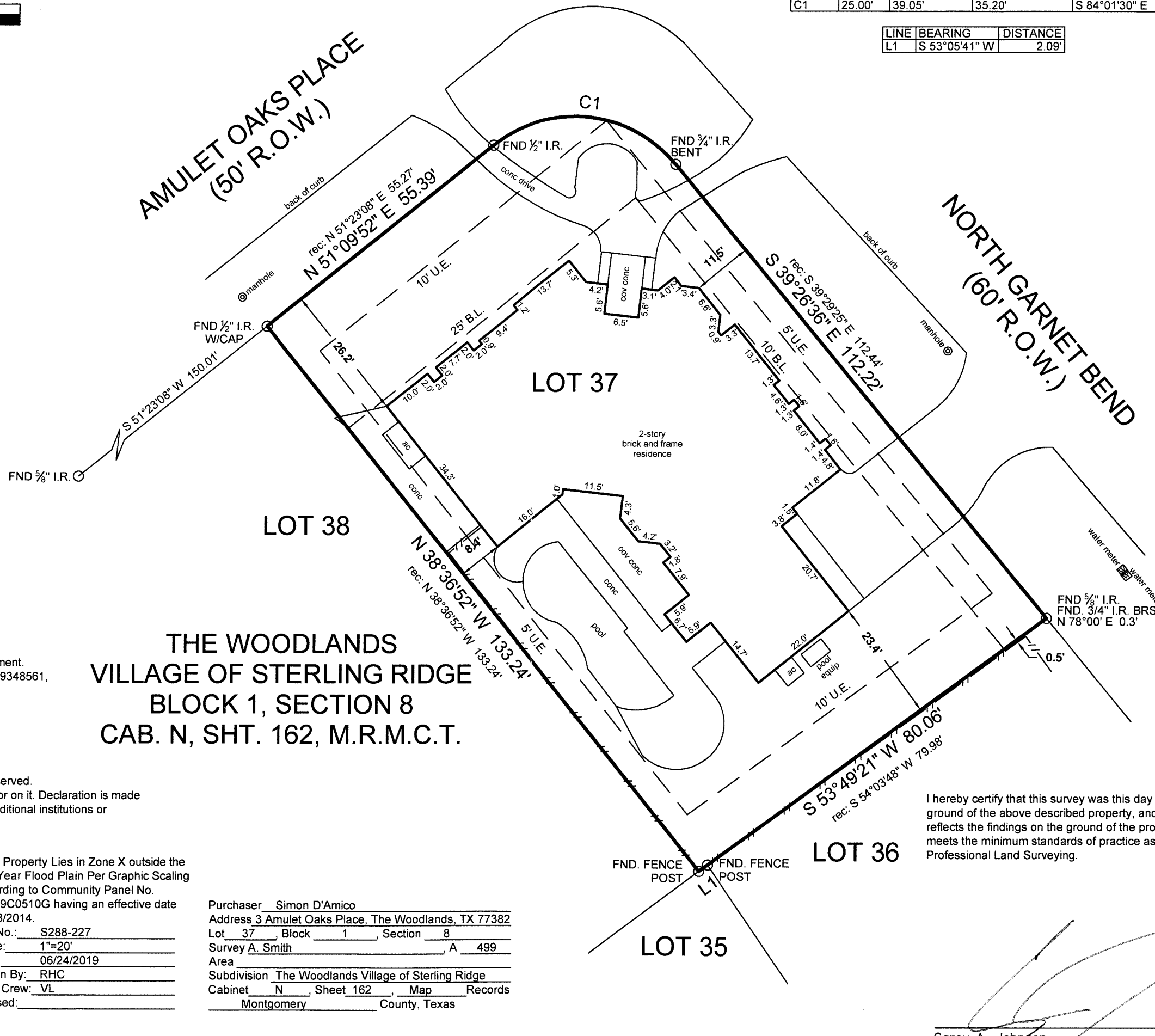
LINE	BEARING	DISTANCE
L1	S 53°05'41" W	2.09'

SYMBOL LEGEND

- P - Overhead Power Line
- E - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

AMULET OAKS PLACE
(50' R.O.W.)

NORTH GARNET BEND
(60' R.O.W.)



Surveyor has relied on information provided by:
Stewart Title Guaranty Company
G.F. No. 1924978
Effective date: May 15, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- Those as per Item 1, Schedule B, of said Title Commitment.
- 10' rear Easement and 5' side easement per C.F. Nos. 9348561, R.P.R.M.C.T. and 2000000459, O.P.R.M.C.T.

BOUNDARY & IMPROVEMENT SURVEY

General Notes:

- © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- Fences as shown.

**THE WOODLANDS
VILLAGE OF STERLING RIDGE
BLOCK 1, SECTION 8
CAB. N, SHT. 162, M.R.M.C.T.**

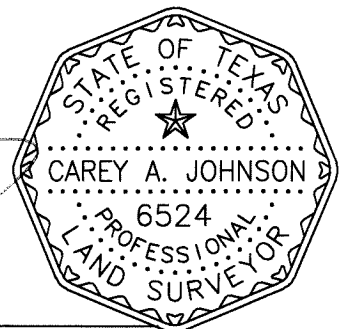
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0510G having an effective date 08/18/2014.
Job No.: S288-227
Scale: 1"=20'
Date: 06/24/2019
Drawn By: RHC
Field Crew: VL
Revised:

Purchaser Simon D'Amico
Address 3 Amulet Oaks Place, The Woodlands, TX 77382
Lot 37, Block 1, Section 8
Survey A. Smith, A 499
Area _____
Subdivision The Woodlands Village of Sterling Ridge
Cabinet N, Sheet 162, Map Records
Montgomery County, Texas

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

Basis of Bearings Southeasterly line of Amulet Oaks Place.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524

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

Date: _____ GF No. _____

Name of Affiant(s): Simon D'Amico, Vanessa D'Amico

Address of Affiant: 3 Amulet Oaks Place, The Woodlands, TX 77382

Description of Property: Lot 37 Block 1 Woodlands Village Sterling Ridge Section 8
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 May 15, 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): 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.

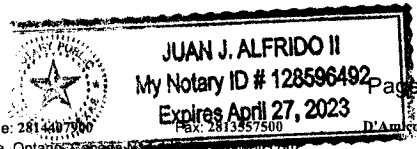
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Simon D'Amico
Simon D'Amico

SWORN AND SUBSCRIBED this 13th day of January, 2023

Notary Public _____

(TXR-1907) 02-01-2010



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

Date: 1-30-23 GF No. _____

Name of Affiant(s): Simon D'Amico, Vanessa D'Amico

Address of Affiant: 3 Amulet Oaks Place, The Woodlands, TX 77382

Description of Property: Lot 37 Block 1 Woodlands Village Sterling Ridge Section 8
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 South Carolina, 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.

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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.

Vanessa D'Amico
Vanessa D'Amico

SWORN AND SUBSCRIBED this 30 day of January, 2023

[Signature]
Notary Public

(TXR-1907) 02-01-2010

