

**BOUNDARY & IMPROVEMENT SURVEY**  
**FOR: MICHAEL C. DE BERARDINIS AND MARSHA DE BERARDINIS LIE APRIL WATERS NORTH MONTGOMERY, TEXAS 77366**

Lot Nine (9), Block Three (3), of APRIL SOUND, Section Seven (7), a subdivision of 109.29 acres located in the William Atkins Survey, Abstract No. 3, of Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet A, Sheet 165A of the Map Records of Montgomery County, Texas.

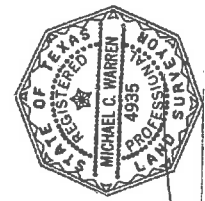
Record data as shown hereon was relied upon in part and taken from a Commitment for Title Insurance issued by the following qualified provider:  
 McClain & Howell  
 G.E. No. 8507673  
 Effective date: July 12, 1995

The Subject Tract(s) as shown hereon is subject to the following restrictive covenants of record:  
 As set forth in instrument recorded in Volume 857, Page 622 & Volume 860, Page 702 of the Deed Records of Montgomery County, Texas, and those recorded under Clerk's File No. 8430795 of the Real Property Records of Montgomery County, Texas, and those imposed by the Map and Dedication recorded in Cabinet A, Sheet 165A of the Map Records of Montgomery County, Texas.

Tract shown hereon is located in ZONE C, areas of minimal flooding, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480483 0085C effective 8/1/84.

Note: 5' utility easements along side lot lines as per plat have been released by all known public utilities.  
 Directional Control: R/W monumentation found as per plat from W'y P.C. to P.T.

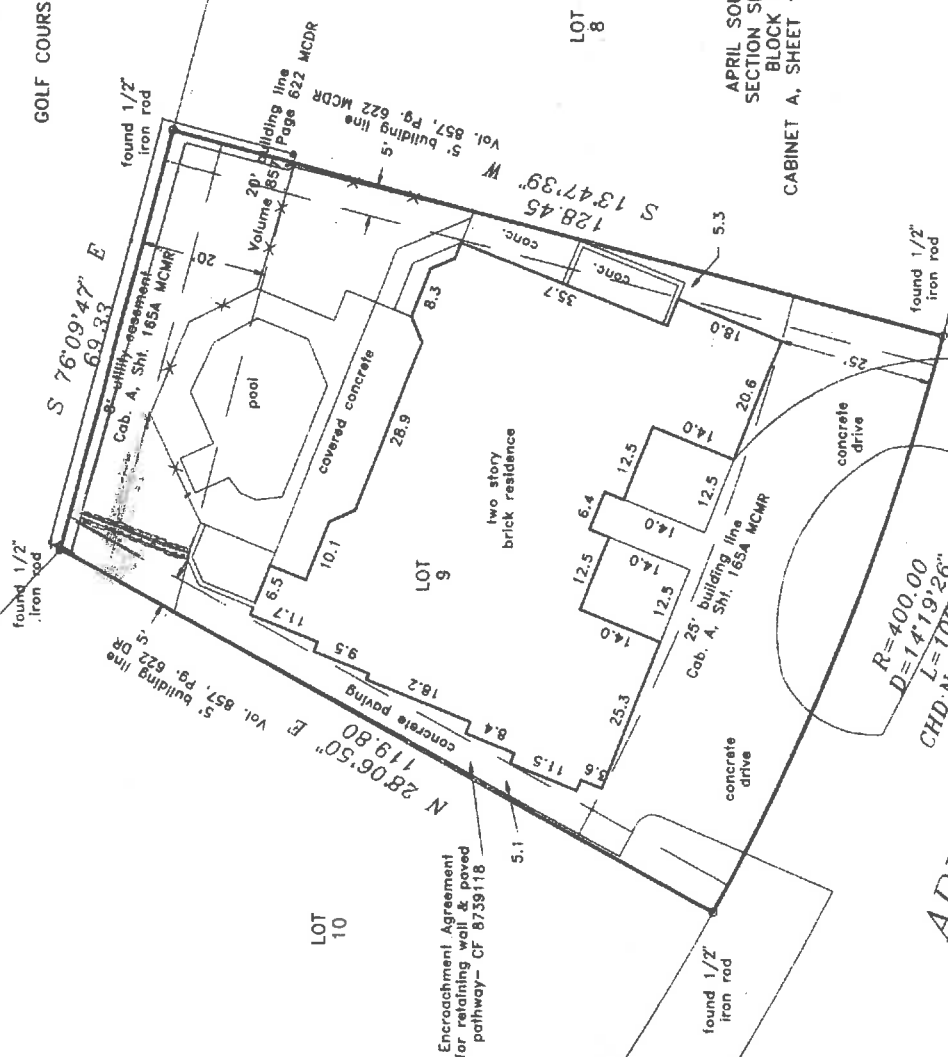
I hereby certify that this survey was made on the ground under my supervision and that this drawing correctly represents the facts found at the time of survey.



Date of Survey: 31 July 1995

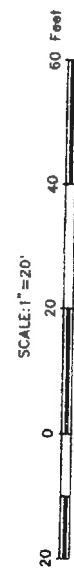
Michael C. Warren  
 Registered Professional Land Surveyor No. 4995

GOLF COURSE



APRIL SOUND SECTION SEVEN BLOCK 3 CABINET A, SHEET 165A M.C.M.R.

APRIL WATERS NORTH (60' R.O.W.)



MICHAEL C. WARREN & ASSOCIATES 1900 S. FRAZIER SUITE 203 CONROE 77301 (409)766-1480 FAX 766-1489	
PROJECT NO. D24-01 1416	Key Map 154D
Drawing Date: 8/8/95	

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

Date: 5/18/2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Hugh Bob DeLery II  
Address of Affiant: 1116 April Waters Drive N. Mtgy 77356  
Description of Property: 1116 April Waters Drive North, Montgomery, TX 77356  
County Montgomery County, 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 16, 2006 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.

Hugh Bob DeLery II

SWORN AND SUBSCRIBED this 18th day of May, 2023

Rosie Thomas  
Notary Public

(TXR 1907) 02-01-2010

