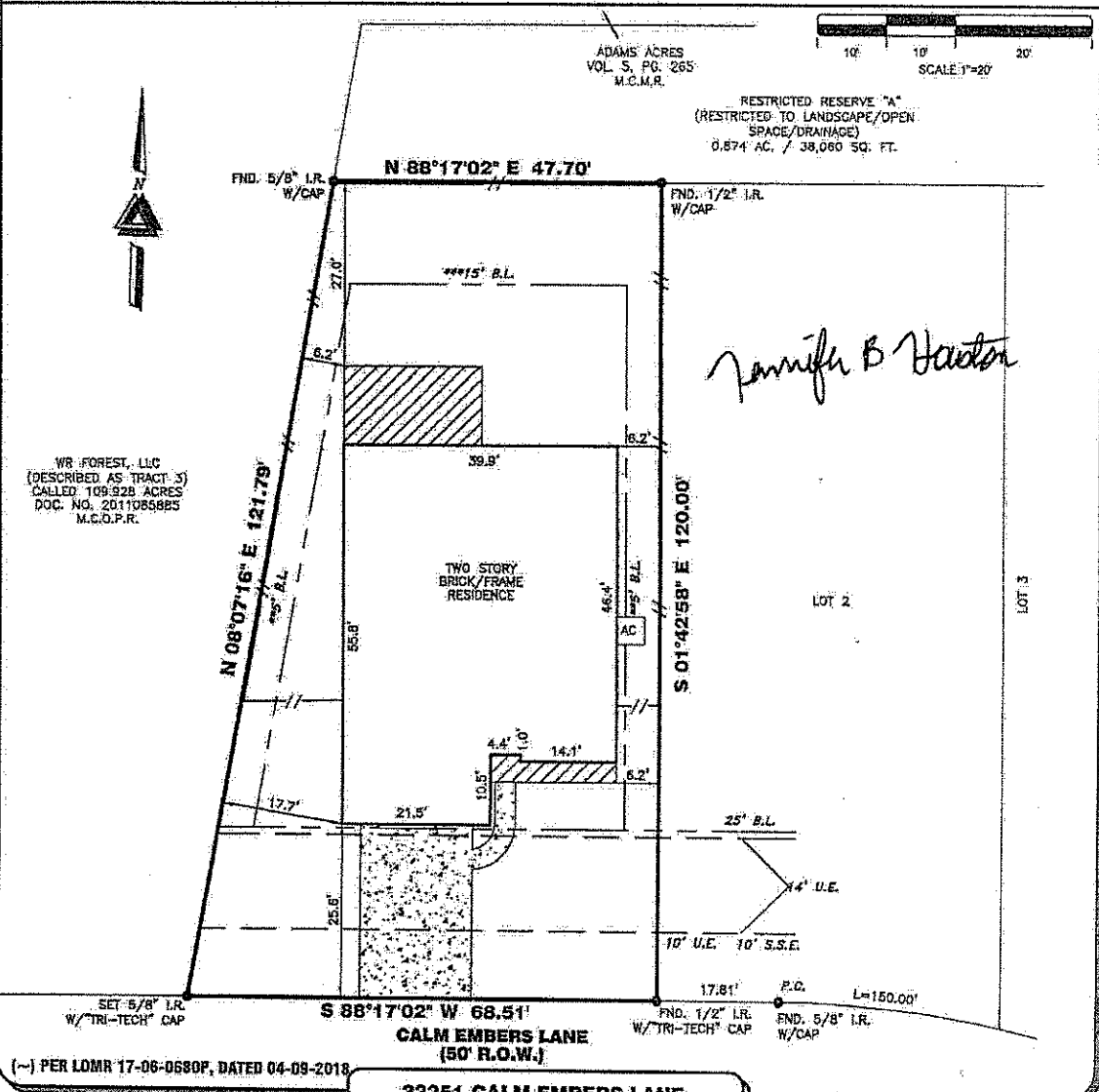


CITY ORDINANCES
 ***RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

LEGEND
 I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT
 FND. = FOUND
 FNG. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY
 --- IRON FENCE
 --- 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) MANNHOLE WATER METER



(~) PER LDMR 17-06-0680F, DATED 04-09-2018

22251 CALM EMBERS LANE

PROPERTY INFORMATION

LOT 1 BLOCK 1

SUBDIVISION:
WOODRIDGE FOREST SECTION 12

RECORDING INFO:
CABINET Z, SHEETS 4531-4533, MAP RECORDS, MONTGOMERY COUNTY, TEXAS

BORROWER:
JENNIFER BROOKE HOUSTON

TITLE CO.
EMPIRE TITLE COMPANY, LTD.

G.F.# 2019-2227-02 G.F. DATE: 10-10-19

SURVEYED FOR:
GEHAN HOMES, LTD.

DRAWING INFORMATION

TRI-TECH JOB NO: 69125-19

CLIENT JOB NO: N/A

DRAWN BY: SA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 08-12-19

FLOOD INFORMATION

F.L.R.M. NO: 483390 PANEL: 0750H

REVISED DATE: 08-18-14 ZONE: (~)FX

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SEALING 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 PLAIN ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND PARCELS AS DEFINED PER CABINET Z, SHEETS 4531-4533, MAP RECORDS, MONTGOMERY COUNTY, TEXAS, ARE SHOWN ON RECORDED PLAT OF SAID ADDITION.

ALL ROAD CORNERS ARE STAMPED "L&L" UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 10' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.A. ORDINANCE 85187 PER M.C.C.P. § 4-20.006 AND C.O.A. ORDINANCE 85172 PER M.C.C.P. § 4-20.007 AND APPROVED BY C.O.A. ORDINANCE 199362.

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

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE SURVEYOR HAS NO RECORDS OR RECORDS ON FILE AND HAS NO RECORDS ON FILE FOR THE SUBJECT PROPERTY OR RECORDS ON FILE IN CONNECTION WITH THE INFORMATION ON THIS PLAT FROM THE TITLE REPORT LISTED HEREON.

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

THIS SURVEY DOES NOT ADDRESS ANY EXISTING OR OTHER OVERHANGING STRUCTURAL FEATURES WHICH MAY PROTRUDE OVER NEIGHBORING EASEMENT AREA OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

DATE	REASON	BY
10-23-19	FINAL SURVEY	BT

TRI-TECH
 SURVEYING COMPANY, L.P.
 10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritechtx.com TRPLS #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.
 © 2019 TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
 REGISTERED
 MARY S. BROWN
 5553
 PROFESSIONAL
 LAND SURVEYOR

10/29/2019

SURVEYOR REGISTRATION

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

Date: 1/22/2024 GF No. _____
Name of Affiant(s): Jennifer Houston
Address of Affiant: 22251 Calm Embers Ln, Porter, TX 77365
Description of Property: S973612 - WOODRIDGE FOREST 12, 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 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 October 29 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.

J Houston

SWORN AND SUBSCRIBED this 22nd day of January, 2024.

CM

Notary Public
(TXR 1907) 02-01-2010

