

**SURVEY RECEIPT AND ACKNOWLEDGMENT WITH HOLD HARMLESS**

Date: **SEPTEMBER 09, 2022**

Loan No.: **1221220110**

Borrower: **JUDY KAY MUMMERT**

Legal:  
**LOT 3, BLOCK 1, A PARTIAL REPLAT OF ROMAN FOREST SECTION 1, PARTIAL REPLAT NO.1, AN ADDITION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET Z, SHEET 6021, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.**

Property Address: **2511 A-B APPIAN WAY  
ROMAN FOREST, TX 77357**

I hereby certify that I have received a copy of the survey by **TRI-TECH SUVEYING COMPANY, L.P., DANIEL S. SULLIVAN, R.P.L.S., #5828** dated **3/14/2022** and am aware of and accept the following encroachments, easements, limitations and/or conditions thereon.

**FENCE LIES BOTH INSIDE AND OUTSIDE OF THE PROPERTY LINES// FENCE ENCROACHES 8' UTILITY EASEMENT// FENCE ENCROACHES 5' DRAINAGE EASEMENT// PROPERTY LINE LIES ON 10' BUILDING LINE**

I further certify that I am not relying on any representations or warranties of **SOUTHWEST FUNDING, LP**, Lender, as to the condition of the title or existence of any easements or encroachments thereon. I hereby save and hold the Lender harmless from any and all costs, damages and expenses in any way arising from the existence of the aforementioned encroachments, easements, limitations, and/or conditions and do hereby release Lender from any liabilities arising in any manner therefrom.

\_\_\_\_\_  
**JUDY KAY MUMMERT**

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\_\_\_\_\_

X

Rate

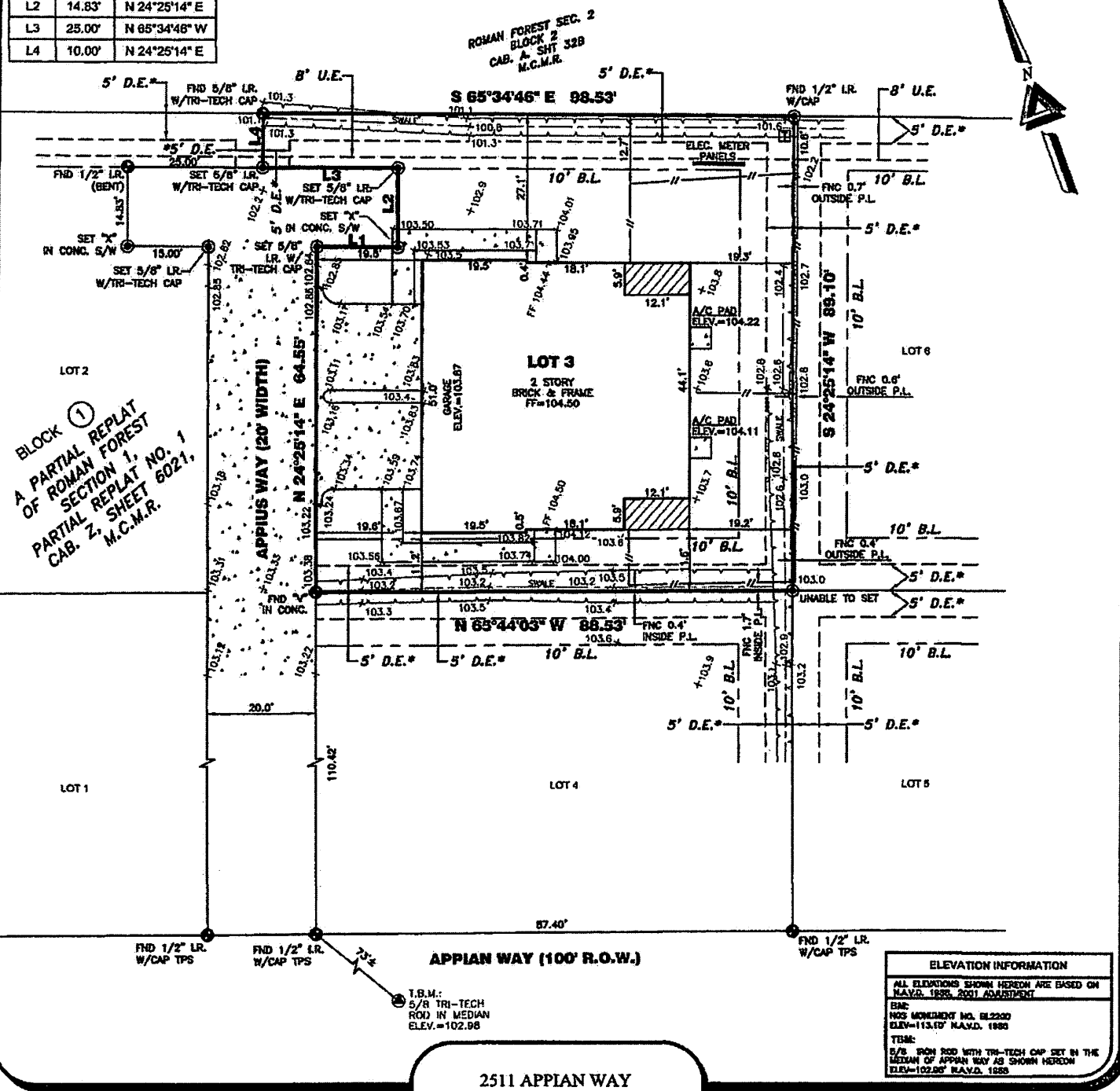
Aug 30, 2022-3:25p-G:\2021\MISC\04\N3520-21 LOT 3\DWG\FINAL.dwg

GRATE INLET	LIGHT STANDARD	IRON FENCE	POWER POLE	CONCRETE	CONTROLLING MONUMENT	OVERHEAD UTILITIES	BUILDING LINE	FOUND
SIGN	WATER VALVE	WOOD FENCE	GUY ANCHOR	COVERED	CHAIN LINK FENCE	UTILITY EASEMENT	BOUNDARY LINE	IRON ROD
MANHOLE	CLEAN OUT	POWER LINE	WATER METER	CALL	FIRE HYDRANT	AERIAL EASEMENT	POWER POLE	IRON PIPE
BOLLARD	SANITARY MANHOLE	STORM MANHOLE	ELECTRIC BOX			WATERLINE EASEMENT	MANHOLE	FENCE
						STORM SEWER MANHOLE		REINFORCED CONCRETE PIPE
						SANITARY SEWER MANHOLE		P.V.C. = POLYVINYL CHLORIDE PIPE

Line Table		
Line #	Length	Direction
L1	15.00'	S 65°34'46" E
L2	14.83'	N 24°25'14" E
L3	25.00'	N 65°34'46" W
L4	10.00'	N 24°25'14" E

LEGEND

SCALE: 1"=20' COMMON ABBREVIATIONS



ELEVATION INFORMATION	
ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAD 83, 2011 ADJUSTMENT.	
B.M.	NOS MONUMENT NO. BL2200
ELEV.=113.10' NAD 83, 1988	
T.B.M.	5/8" IRON ROD WITH TRI-TECH CAP SET IN THE MEDIAN OF APPIAN WAY AS SHOWN HEREON
ELEV.=102.98' NAD 83, 1988	

NOTES

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
- RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER CABINET Z, SHEET 6021, AND CABINET A, SHEET 27A, BOTH OF THE MAP RECORDS, THOSE RECORDED IN VOLUME 721, PAGE 782, VOLUME 724, PAGE 82, AND VOLUME 727, PAGE 803, ALL OF THE DEED RECORDS, AND UNDER CLERK'S FILE NOS. 6257514 AND 9302806, AND 202202544 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 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 OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
- BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING JURISDICTIONS PRIOR TO PLANNING OR CONSTRUCTION.
- MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISH FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT. DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

FLOOD INFORMATION

F.I.R.M. NO. 48383C PANEL: 0900G  
REVISED DATE 06-16-2014 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.

NO.	DATE	REASON	BY
1	08-17-22	FINAL W/TOPO	CLD

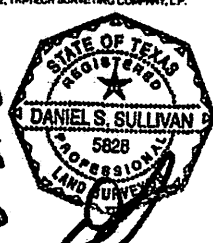
REVISIONS

\* M.C.C.F. NO. 202202543

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 and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
© 2022, TRI-TECH SURVEYING COMPANY, L.P.



SURVEYOR REGISTRATION

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

TBPLS #10115900

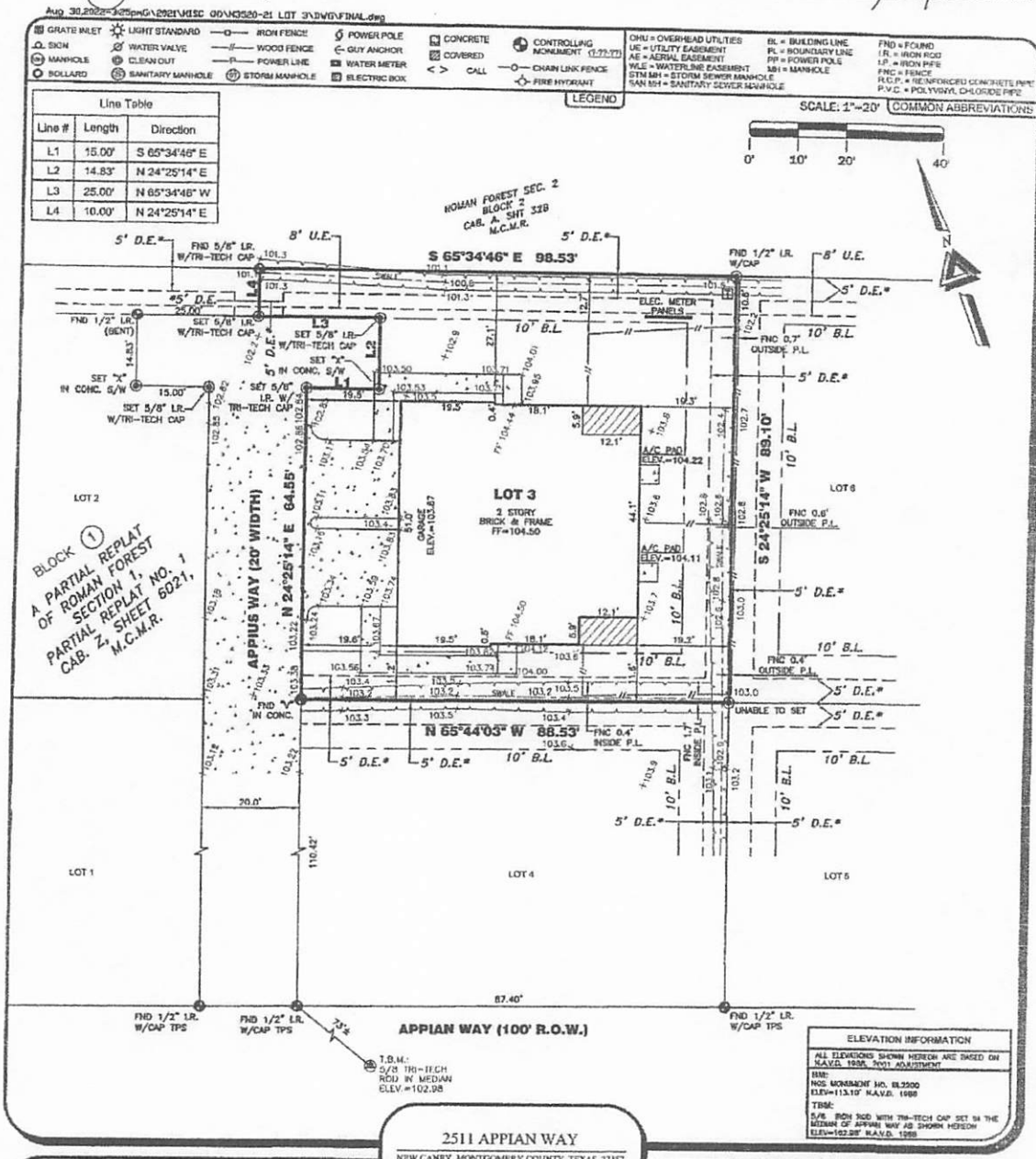
FINAL W/TOPO SURVEY

LOT: 3  
BLOCK: PARTIAL REPLAT OF ROMAN FOREST  
SUBDIVISION: SECTION 1 PARTIAL REPLAT NO. 1  
RECORDING: CAB. 2, SHEET 6021, MAP RECORDS  
MONTGOMERY COUNTY, TEXAS  
BORROWER: JUDY KAY MONTGOMERY  
TITLE CO.: MONTGOMERY NATIONAL TITLE  
G.F. NO.: 2021824 G.F. EFFECTIVE DATE: 07-19-22  
SURVEYED FOR: LJR PROPERTIES, LLC

JOB NO.: M5570-31  
ENCLOSURE STUDY: N/A  
CALC BY: H. COX  
DRAWN BY: S. MILLER  
CHECKED BY: DAN SULLIVAN  
BEARING BASE: REFERRED TO PLAT NORTH  
FIELD CREW (A): L. THURMOND / G. BARRERA  
FIELD CREW (B): N/A  
FIELD DATE: 08-14-2022  
COORD. VER.: ADESK CSD 2015

*John Kay Mummert*

*Rate* 09/09/2022



**NOTES**

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CONTROLLING OF ALL NATURAL DRAINAGE COURSES.
- RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER CABINET 2, SHEET 6021, AND CABINET 3, SHEET 6021, BOTH OF THE MAP RECORDS, THOSE RECORDED IN VOLUME 721, PAGE 792, VOLUME 734, PAGE 23, AND VOLUME 737, PAGE 186, ALL OF THE DEED RECORDS, AND UNDER CLUSTER FILE NOS. 803764 AND 803808, AND 202202048 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.
- 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 OR PLAT AND/OR DEED, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNERS/CLIENTS.
- BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING JURISDICTIONS PRIOR TO PLANNING OR CONSTRUCTION.
- MINIMUM FRESH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR FIELD RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FRESH FLOOR REQUIREMENTS MAY BE REQUIRED BY F.R.E.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND GEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- A PRESUMPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEPOSITED TO THAT UTILITY. OWNERS/BUILDERS MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS GABLES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

**FLOOD INFORMATION**

F.I.R.M. NO. 485090 PANEL 00000  
REVISED DATE 09-18-2014 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.

NO.	DATE	REASON	BY
1	06-17-22	FINAL W/TOPO	OLD

REVISIONS: 01

★ M.C.C.F. NO. 2022023648

**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 and/or deeded interest indicated hereon.

THIS SURVEY IS BASED ON THE FOLLOWING: (CHECK ONE)  
☒ 2022, TRI-TECH SURVEYING COMPANY, L.P.  
☐ 2022, TRI-TECH SURVEYING COMPANY, L.P.

**6-31-22**

**DANIEL S. SULLIVAN**  
5826  
PROFESSIONAL  
LAND SURVEYOR

**SURVEYOR REGISTRATION**

**TRI-TECH**  
SURVEYING COMPANY, L.P.

14081 WESTOFFICE DR.  
HOUSTON, TEXAS 77042  
PH: 713-567-8890

www.tritechtx.com TBLPS #19115900

**FINAL W/TOPO SURVEY**

LOT: 3  
SUBDIVISION: PARTIAL REPLAT OF ROMAN FOREST  
RECORDING: SECTION 1, PARTIAL REPLAT NO. 1  
MONTGOMERY COUNTY, TEXAS  
BORROWER: JUDY KAY MUMMERT  
TITLE CO.: AUSTIN NATIONAL TITLE  
G.F. NO.: 202102M G.F. EFFECTIVE DATE: 07-12-22  
SURVEYED FOR: LHM PROPERTIES, LLC

JOB NO.: 4320-21  
ENCUMBR. STUDY: NONE  
CALC BY: M. LOOZ  
DRAWN BY: DAN SULLIVAN  
CHECKED BY: DAN SULLIVAN  
BEARING BASE: REPERED TO PLAT NORTH  
FIELD CREW (A): THOMAS D. GIBBERTA  
FIELD CREW (B): JIM  
FIELD DATE: 08-14-2022  
COORD. VER.: ADERK CSD 2016

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

Date: Sept 6 2024

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

Name of Affiant(s): Judy K. Mummert,

Address of Affiant: 14427 Calaveras Cove, Elmendorf, TX 78112

Description of Property: S839792 - ROMAN FOREST 01 PARTIAL REPLAT OF PARTIAL REPLAT NO 1, BLOCK 1, LOT 3  
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."):

Judy Kay Mummert - owner

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 9/9/2022 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.

Judy K. Mummert  
Judy K. Mummert

SWORN AND SUBSCRIBED this 6 day of Sep, 2024

Notary Public

(TXR-1907) 02-01-2010

