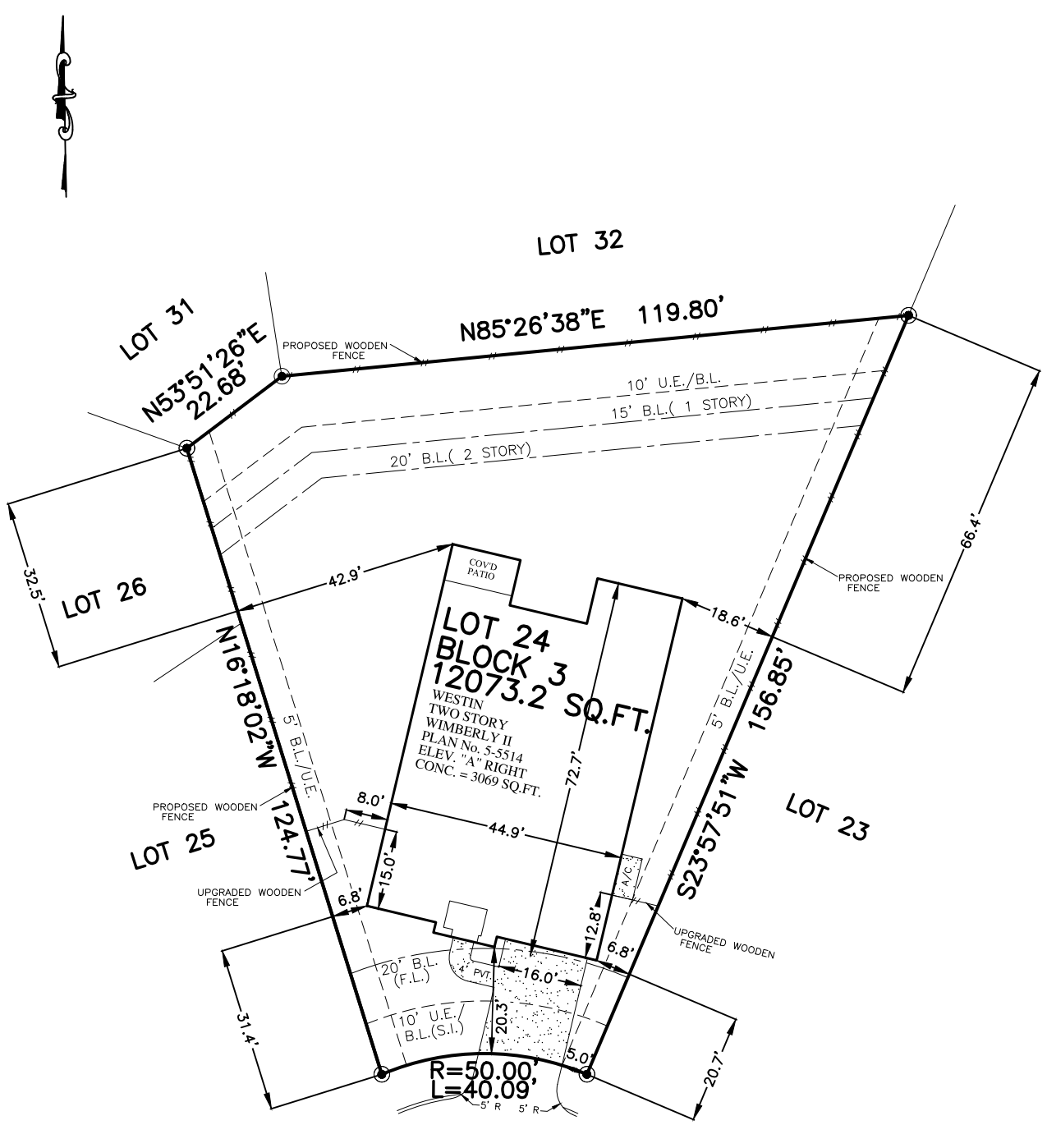




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.ACC.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	PAD MOUNTED TRANSFORMER
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	FIBER OPTIC
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	TELEPHONE PEDESTAL
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	GAS METER
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	WATER VALVE	CABLE PEDESTAL
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	FIRE HYDRANT	WATER METER
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT	CLEANOUT
	C.M. CONTROL MONUMENT	FND. FOUND	I.P. IRON PIPE	
				MANHOLE & INLET
				INLET
				VAULT

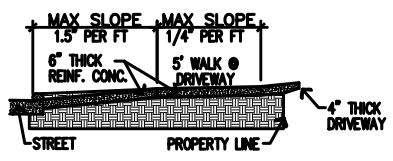


171  
STEPHENS RIDGE LANE  
(50' R.O.W.)

LOT	12073 SQ. FT.
SLAB	3069 SQ. FT.
DRIVEWAY	340 SQ. FT.
IN-TURN	137 SQ. FT.
LEAD WALK	3117 SQ. FT.
CITY WALK	00 SQ. FT.
PATIO	00 SQ. FT.
A/C PAD	32 SQ. FT.
FLATWORK	3626 SQ. FT.
FRONT SOD	135 SQ. YDS.
REAR SOD	836 SQ. YDS.
LEFT SIDE DRAIN	99.9 LIN. FT.
RIGHT SIDE DRAIN	97.9 LIN. FT.
FENCE LINE	340.9 LIN. FT.
UPGRADED FENCE LINE	24.6 LIN. FT.
IMPERVIOUS LOT COVERAGE	54.32 %

**PLOT PLAN**  
SCALE: 1" = 30'

DS  
*[Signature]*



NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
 2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
 3. FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS, DEVELOPMENT PLANS (WSD'S) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.  
 4. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.

FOR: WESTIN HOMES	
ADDRESS: 171 STEPHENS RIDGE LANE	
ALLPOINTS JOB#: WS333900	BY: HA
G.F.:	ARM
JOB:	
FLOOD ZONE: X	
COMMUNITY PANEL: 48339C0375G/48339C0370G	
EFFECTIVE DATE: 08/18/2014	
LOMR:	DATE:
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"	

LOT 24, BLOCK 3,  
WOODFOREST, SECTION 82,  
CAB. Z, SHT. 9182, MAP RECORDS,  
MONTGOMERY COUNTY, TEXAS

ISSUE DATE: 5/5/2023  
ISSUE DATE: 4/20/2023



**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: 03/16/2026 GF No. \_\_\_\_\_  
Declarant: Benjamin Weatherford and Nicole Weatherford  
Description of Property: 171 Stephens Ridge Lane, Montgomery, TX 77316  
County: Montgomery County, Texas  
Date of Survey: 05/05/2023

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

Fence rebuilt on right hand boundary near tree that was removed due to it being dead. The tree was leaning on the fence and causing damage.

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Benjamin Weatherford</u> . My date of birth is <u>02/09/1992</u> . and my address is <u>171 Stephens Ridge,</u> <u>Montgomery, TX 77316</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed:</p> <div style="border: 1px solid black; padding: 2px;"><p><i>Benjamin Weatherford</i> dotloop verified 03/29/26 8:17 PM CDT KS1R-VTVL-9DNQ-EHII</p></div> <p>Declarant</p>	<p>My name is <u>Nicole Weatherford</u> . My date of birth is <u>02/28/1994</u> . and my address is <u>171 Stephens Ridge,</u> <u>Montgomery, TX 77316</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed:</p> <div style="border: 1px solid black; padding: 2px;"><p><i>Nicole Weatherford</i> dotloop verified 03/29/26 8:08 PM CDT Z87L-O0B8-AG58-2IRZ</p></div> <p>Declarant</p>
--	--