

CITY ORDINANCES
RESTRUCTIVE COVENANTS
BUILDER GUIDELINES

WIRE FENCE — X —
CHAIN LINK FENCE — 0 —
IRON FENCE — I —
WOOD FENCE — // —
OVERHEAD UTILITIES — U —

BL = BUILDING LINE
PL = PROPERTY LINE
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
MH = MANHOLE
FNG = FENCE
BLD = BUILDING LINE
ESMT LINE
AERIAL ESMT

I.R. = IRON ROD
I.P. = IRON PIPE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.
M.U.E. = MUNICIPAL UTILITY ESMT.
B.S.E. = SEWAGE SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W. = RIGHT OF WAY
FND = FOUND

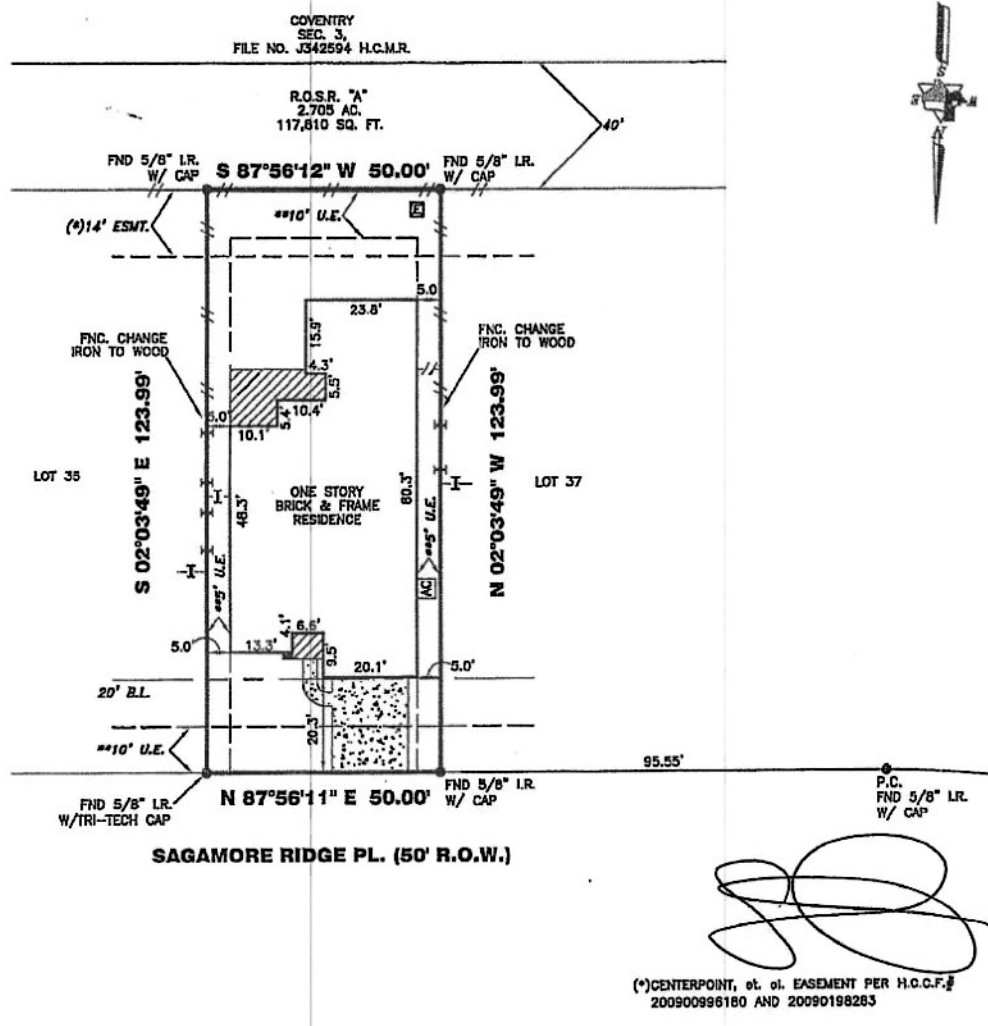
LEGEND

CONCRETE
COVERED
SOD

ELECT. BOX
AC PAD
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

SCALE 1"=30'

15' 15' 30'



71 SAGAMORE RIDGE PL.

PROPERTY INFORMATION

LOT 36 BLOCK 1

SUBDIVISION:
THE WOODLANDS VILLAGE OF CREEKSIDE PARK SEC. 14

RECORDING INFO:
FILM CODE NO. 627233, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
SARA LA MONTAGNE

TITLE CO.
GREAT AMERICAN TITLE COMPANY

G.F.# 5425-GAT78 G.F. DATE: 11-15-11

SURVEYED FOR:
GRACEPOINT BUILDERS, LP

DRAWING INFORMATION

TRI-TECH JOB NO: GP504-09
CLIENT JOB NO: N/A
DRAWN BY: S. GUNAWAN
BEARING BASE: REFERRED TO PLAT NORTH
FIELD DATE: 12-16-10

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0070L
REVISED DATE: 6-18-07 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGE.

NOTES:

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

ALL ROD CAPS ARE STAMPED "PAIS ENG." UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 627233, H.C.C.F.# 200900996180, 20090198283, 20090308181, 20090308222, 200902044322, 20090184293, 20090111625.

C.O.J. ORDINANCE 65-1878 PER H.C.C.F.# 1425386 AND C.O.J. ORDINANCE 65-1312 PER H.C.C.F.# 8-33793 AND AMENDED BY C.O.J. ORDINANCE 1899-262, V091732, 20080473817, 20080511923, 20080512322, 20080572003.

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

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, PLAT AND/OR DEEDS IN CORRELATION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

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

THIS SURVEY DOES NOT ADDRESS ANY EAVES, CUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

NO.	DATE	REASON	BY
1.	12-06-11	FINAL SURVEY	M. BAIRD

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610

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. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL SIGNED SURVEYOR'S SEAL AND SIGNATURE.

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12-07-11

STATE OF TEXAS REGISTERED SURVEYOR RALPH C. HILTON 5787

SURVEYOR REGISTRATION

**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: 02/24/2026 GF No. _____
Declarant: Kyle Stitle and Sidney Leigh Stitle
Description of Property: 71 Sagamore Ridge Place, Spring, Texas, 77389
County Harris, Texas
Date of Survey: 12/16/2010

"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):

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.

My name is <u>Kyle Stittle</u> My date of birth is <u>10/26/1989</u> and my address is <u>71 Sagamore Ridge Place, Spring,</u> Texas 77389	My name is <u>Sidney Leigh Stittle</u> My date of birth is <u>05/03/1991</u> and my address is <u>71 Sagamore Ridge Place Spring,</u> Texas 77389
I declare under penalty of perjury that the foregoing is true and correct.	I declare under penalty of perjury that the foregoing is true and correct.
Executed in <u>Harris</u> County, State of <u>Texas</u> , on the <u>24th</u> day of <u>February</u> , <u>2026</u> .	Executed in <u>Harris</u> County, State of <u>Texas</u> , on the <u>24th</u> day of <u>February</u> , <u>2026</u> .
Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <i>Kyle Stittle</i> dotloop verified 03/05/26 5:52 AM CST 4CHK-CT90-WNQ9-BXT8 </div> Declarant	Signed: <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-between; align-items: center;"> <i>Sidney Leigh Stittle</i> dotloop verified 02/24/26 8:57 PM CST 5TKQ-OF1A-BYBR-FIGO </div> Declarant