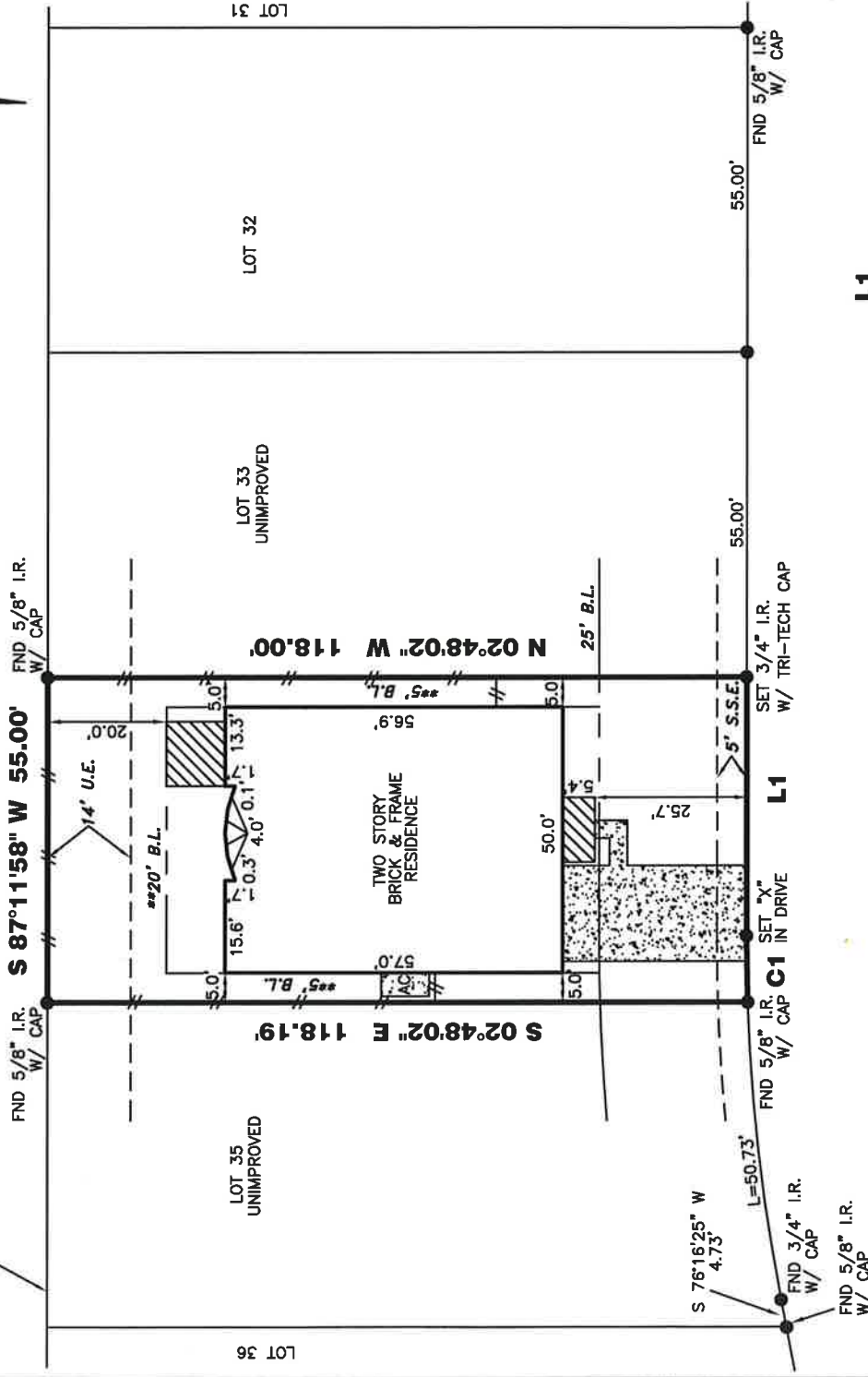


SCALE 1"=30'



RESTRICTED RESERVE "A"
RESTRICTED TO DRAINAGE, UTILITY, LANDSCAPE & OPEN SPACE PURPOSES ONLY
4.086 AC. 177,972 SQ.FT.



L1
N 87°11'58" E 43.76

C1
R=325.00'
L=11.24"
C=11.24'
CB=N 86°12'30" E

26519 RICHMOND OAKS DRIVE

LOT 34 BLOCK 1

SUBDIVISION:
WESTHEIMER LAKES NORTH SEC. 6

RECORDING INFO:

**PLAT NO. 20070116, PLAT RECORDS,
FORT BEND COUNTY, TEXAS**

BORROWER:

YOUNG JOON KIM

TITLE CO.

MTH TITLE COMPANY, LC

G.F. DATE: 06-12-08

SURVEYED FOR:

MERITAGE CORPORATION / LEGACY & HAMMONDA HOMES

TRI-TECH JOB NO: L8489-08

CLIENT JOB NO: 65431810316

DRAWN BY: C. GRICE III

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 03-20-08

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0100J

REVISÉ DATE: 1-3-97 ZONE: "X"

 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 F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO.
200707146, P R F C TX, F B C FILE NOS 2005109406, 2006063405,
2007070610, 2007083146, 2007116476, 2009015879, 2009069335,
C O H. ORDINANCE 85-1878 PER H C F # N-253886 AND C O H. ORDINANCE
88-1312 PER H C F # H-337573 AND AMENDED BY C O H. ORDINANCE
1986-282

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

ALL ROD CAPS ARE STAMPED "COTTON SURVEYING", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION

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 CONJUNCTION 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, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREOF.



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 guidance and 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
EMBOSSED SURVEYORS SEAL

© 2008, TRI-TECH SURVEYING COMPANY, L.P.

07.23.00

SURVEYOR REGISTRATION

SURVEYOR REGISTRATION



All These Exquisite Features Are Included At Westheimer Lakes North - Luxury Series

Located in the Highly Acclaimed Katy ISD!

EXTERIOR FEATURES

- Highly designed exterior elevations
- **Masonry address block**
- Raised panel steel garage door
- Fully sodded front and side yards to fence
- Generous landscaping package
- 2500-PSI concrete drives, walks, and 10x10 patio
- **3 exterior hose bibs, water connections**
- Ground fault circuit interrupt outlets
- 6' cedar privacy fence to rear corners of home
- Architectural roof shingles with 30 yr. limited warranty
- Hardie Plank siding, trim, soffit and fascia
- Brick on 4 sides of the home
- White accented, divided light windows on front (per elevation)
- Engineered, post-tension foundations
- **Elegant mahogany front door with leaded glass**
- Front gutters with downspouts

INTERIOR FEATURES

- **Award winning designs with extensive use of raised ceilings, arches, niches, and plant ledges that compliment the flexibility of your home and Meritage's attention to detail**
- **Flexible designs allowing the home to be customized to your family**
- **Ceramic tile flooring in entry**
- **Colonist raised panel interior doors**
- Brushed Nickel door handles and door stops
- Rounded sheetrock corners and arched openings*
- Raised ceilings and art niches*
- **Wood burning fireplace with ceramic tile hearth, gas lighter and wood mantle**
- Utility room and master closet with built-in shelving*
- 2'8" single lite rear entry door
- Rocker light switches
- **2 ceiling fans with light kit, secondary bedrooms, study, gameroom, and media blocked and wired for fans**
- **2 Tone interior color, "White Chip" ceilings and trim with 3 choices of interior wall paint**
- Structured wiring package including satellite dish pre-wire, high speed internet, network distribution center and 4 CAT 5 phone jacks/4 RG-6 cable outlets
- Elegant lighting package with "Brushed Nickel" finishes, 2 exterior "Old World Iron" coach lamps
- **Wrought iron stair parts (first floor)**
- GENERAL CONSTRUCTION
- CPVC water supply lines above foundation
- Copper electrical wiring
- **Studs 16" on center in all walls**
- Smoke detectors with back-up safety features
- Post-tensioned foundation with ½" cables
- Steel garage doors pre-wired for openers
- **9' - 10' ceilings (per plan)**
- SECURITY PACKAGE
- **Full security system front and back door surveillance camera pre-wire**
- Energy Star Certified
- Exterior lighting at front and rear doors

KITCHEN FEATURES

- **12x12 Ceramic tile backsplash, group 1 laid straight**
- **12x12 Ceramic tile flooring, group 1 laid straight**
- 8" Stainless steel, dual compartment sink with built in sprayer and disposal
- Moen "Eva" chrome plumbing fixtures
- General Electric 30" free-standing, quick clean, electric range
- General Electric four cycle, heavy duty, dishwasher
- **42" Wall cabinets with hardwood fronts and picture framed doors with 3 stain choices, elegant hidden hinges, adjustable shelves, and tilt out sponge trays**
- Combination microwave oven and hood vented to outside
- **Solid surface "Tresca" group 3 countertop, various speckled colors available**
- Recessed can lighting (per plan)

BATHROOM FEATURES

- Separate garden tub and shower with cultured marble surround and glass shower door in master*
- Moen "Eva"chrome faucets
- Chrome finished bath hardware
- Cultured marble vanity tops with double sinks in master bath, Hi-Low vanity, and knee space*
- Hollywood lighting
- Elegant pedestal sink in powder baths
- All secondary baths feature shower/tub combinations with ceramic tile surround and choice of accent color and design
- Built In Medicine cabinet in master bath
- Elongated commode at master and powder bath*
- Obscure window at master bath

- **12x12 Ceramic Tile group 1 in powder, secondary baths, and entire master bath and vanity**

ENERGY STAR CERTIFICATION

- R-13 wall insulation
- Energy efficient exterior wall sheathing
- 14 SEER Carrier air conditioner with Puron refrigerant
- 1yr HVAC Maintenance Program (visit in Spring & Fall)
- Rapid recovery 40 Gallon, gas water heater
- Gas and electric clothes dryer connections
- Digital programmable electronic thermostats
- Foam sealant on exterior walls
- R-30 blown attic insulation
- Radiant resistant sunglass window glazing
- **Radiant barrier roof decking**
- **Ridge Vents and Air Hawks attic ventilation**

MERITAGE QUALITY PROGRAMS

- Meritage Homes Buyer's Guide
- Meritage Homes "Ultimate Warranty" Program
- Home Builder's Limited Warranty
- Professional decorator services
- Quality assurance meetings with your builder
- Sales centers open seven days a week
- Weekly conference call with builder and sales associate
- Keeping your informed of our progress on your home

ENERGY EFFICIENCY PACKAGE

- Features:
 - Improved insulation
 - Vinyl LowE insulated white windows
 - Sealed A/C Ducts
 - High efficiency A/C
 - Tight construction
- Energy Star Certified

*Not all features are available in all plans or neighborhoods.
Seller reserves the right to make changes without notice.
EFFECTIVE 01/09/08 CC6543181

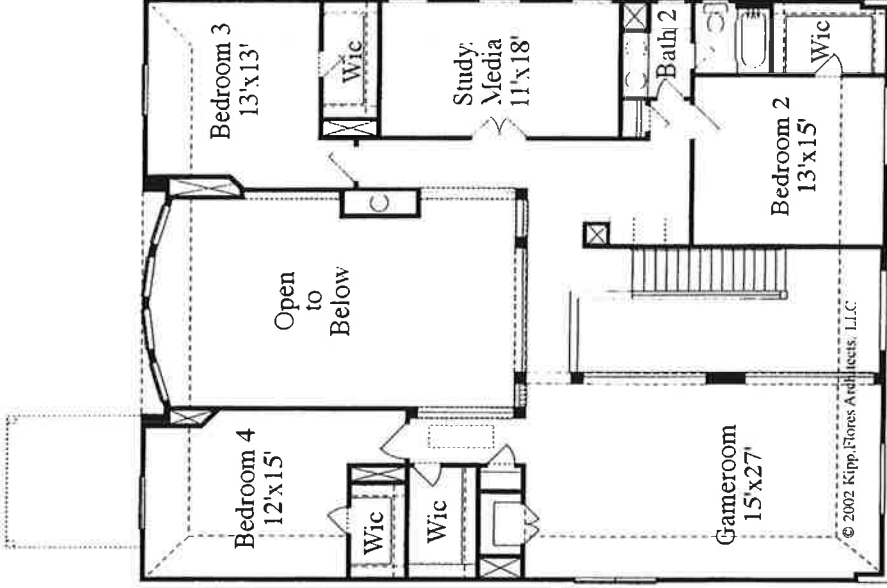
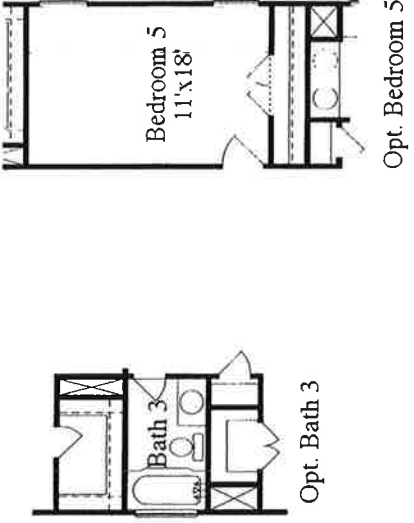




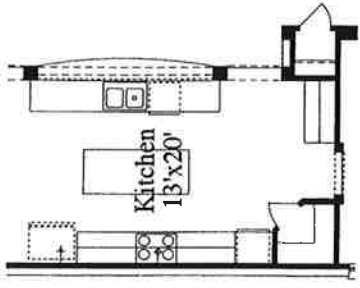
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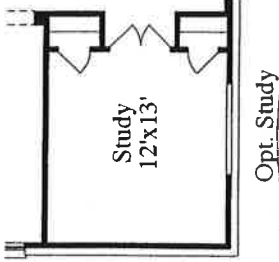
First Floor



Second Floor



Opt. Kitchen



Opt. Study

Room dimensions are approximate and may vary. Prices, products and specifications subject to change without notice. Meritage Homes designs are copyrighted and copyright laws will be enforced to the fullest extent. Photos are representative of Meritage Homes designs and are not necessarily the same as the floor plan shown. Some dotted lines represent optional items.

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

Date: _____ GF No. _____

Name of Affiant(s): Young Joon Kim, Janette Ong-Kim

Address of Affiant: 26519 Richwood Oaks Dr, Katy, TX 77494-2087

Description of Property: WESTHEIMER LAKES NORTH SEC 6, BLOCK 1, LOT 34

County FORT BEND, 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 _____ TX, 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 ITS BUILDING IN JULY 2008 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, replatting, 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.

Young Joon Kim
Young Joon Kim

SWORN AND SUBSCRIBED this 11th day of APRIL, 2019

S.P. Olf
Notary Public

(TAR-1907) 02-01-2010

RE/MAX Prime Properties, 11211 Katy Fwy, Ste 400 Houston TX 77079
Sam Chaudhary



Phone: 832.919.7100
www.zsl.coilx.com

Fax: 844.296.697