



1" = 20'

**LEGEND**

- CP = CONTROL POINT
- B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
- = WOOD FENCE
- [Hatched Box] = COVERED
- [Stippled Box] = CONCRETE

**LINE CHART**

LINE	DISTANCE	BEARING
L1	15.50'	S 87°48'05" W
L2	9.51'	N 02°11'55" W
L3	33.00'	S 87°48'05" W

GARDEN OAKS, SECTION 4  
VOL. 1163, PG. 24, D.R.H.C., TX  
RESERVE "C" - 20' EASEMENT

N 87°48'05" E  
48.50'

FND. 1/2" CAPPED  
I.R. MKD. TRITECH

5.5' 33.7' 39.67' W  
S 02°11'55" W

LOT 4  
3 STORY  
STONE & FRM.

45.4' 21.5' 49.17' E  
S 02°11'55" E

LOT 3

10' BUILDING LINE

L1

L3

RESERVE "C"

LOT 5

LOT 5  
OAK GROVE  
VOL. 9, PG. 62, M.R.H.C., TX  
SONNIE INC.  
H.C.C.F. NO.(S) V 117363, R.P.R.H.C., TX

28' PRIVATE ACCESS EASEMENT PER PLAT AND  
H.C.C.F. NO.(S) 20070747720 AND 20090457956, R.P.R.H.C., TX

LOT 2

LOT 5  
OAK GROVE  
VOL. 9, PG. 62, M.R.H.C., TX

RESERVE "B"

LOT 6

LOT 1

RESERVE "D"

RESERVE "E"

RESERVE "A"

10' BUILDING LINE

FND. 1/2" CAPPED  
I.R. MKD. TRITECH

FND. 1/2" CAPPED  
I.R. MKD. TRITECH

FND. 3/4" IRON PIPE

FND. 3/4" IRON PIPE

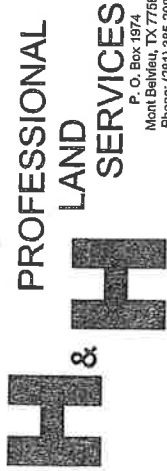
BACK OF CURB

**FISHER STREET**  
(50' R.O.W.)

**NOTES:**

- SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS ZONE "X" ACCORDING TO THE FIRM PANEL NO. 480296 0660L, DATED 04-20-2000.
- FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- ALL CORNERS ARE PROPERLY MARKED WITH 1/2" CAPPED IRON RODS MARKED H&H LAND, UNLESS OTHERWISE NOTED.
- EASEMENTS FOR EMERGENCY INGRESS AND EGRESS, SURFACE DRAINAGE AND PRIVATE UTILITY EASEMENTS PER H.C.C.F. NO.(S) 20070747720 AND 20090457956, R.P.R.H.C., TX.
- UNIVERSAL EASEMENT FOR ENCROACHMENTS AND OVERHANGS PER H.C.C.F. NO.(S) 20070747720 AND 20090457956, R.P.R.H.C., TX.
- ZERO LOT LINE MAINTENANCE AGREEMENT AND EASEMENT PER H.C.C.F. NO.(S) 20070747720 AND 20090457956, R.P.R.H.C., TX.

DATE: 07/15/2010  
JOB NO.: 207077 LOT 4  
BUYER: CHARLES H. POWELL  
ADDRESS: 922 FISHER STREET, UNIT "D"  
HOUSTON, TX 77018  
LENDER: BANK OF AMERICA HOME LOAN  
TITLE CO.: PRIORITY TITLE  
GF NO.: 1020100094



P. O. Box 1974  
Mont Belvieu, TX 77580  
Phone: (281) 385-2087  
Fax: (281) 385-5792



Howard L. Martin

I, HOWARD L. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4078 DECLARE THAT THIS PLAT DELINEATES THE RESULT OF AN ON THE GROUND SURVEY OF LOT 4, OAK GROVE PARTIAL REPLAT NO. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NUMBER 631170 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

HOWARD L. MARTIN, R.P.L.S. NO. 4078, STATE OF TEXAS

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

Date: \_\_\_\_\_

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

Name of Affiant(s): Charles H. Powell III, June T. Powell

Address of Affiant: 922 Fishel St Unit D, Houston, TX 77018-5328

Description of Property: LT 4 BLK 1 OAK GROVE PAR R/P NO 2  
County HARRIS, 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 Purchase 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.

Charles H. Powell III  
Charles H. Powell III

SWORN AND SUBSCRIBED this 14<sup>th</sup> day of JAN., 2020  
[Signature]  
Notary Public



(TXR-1907) 02-01-2010