

SORRENTO WAY DRIVE
(60' PUBLIC R.O.W.)

Notes:

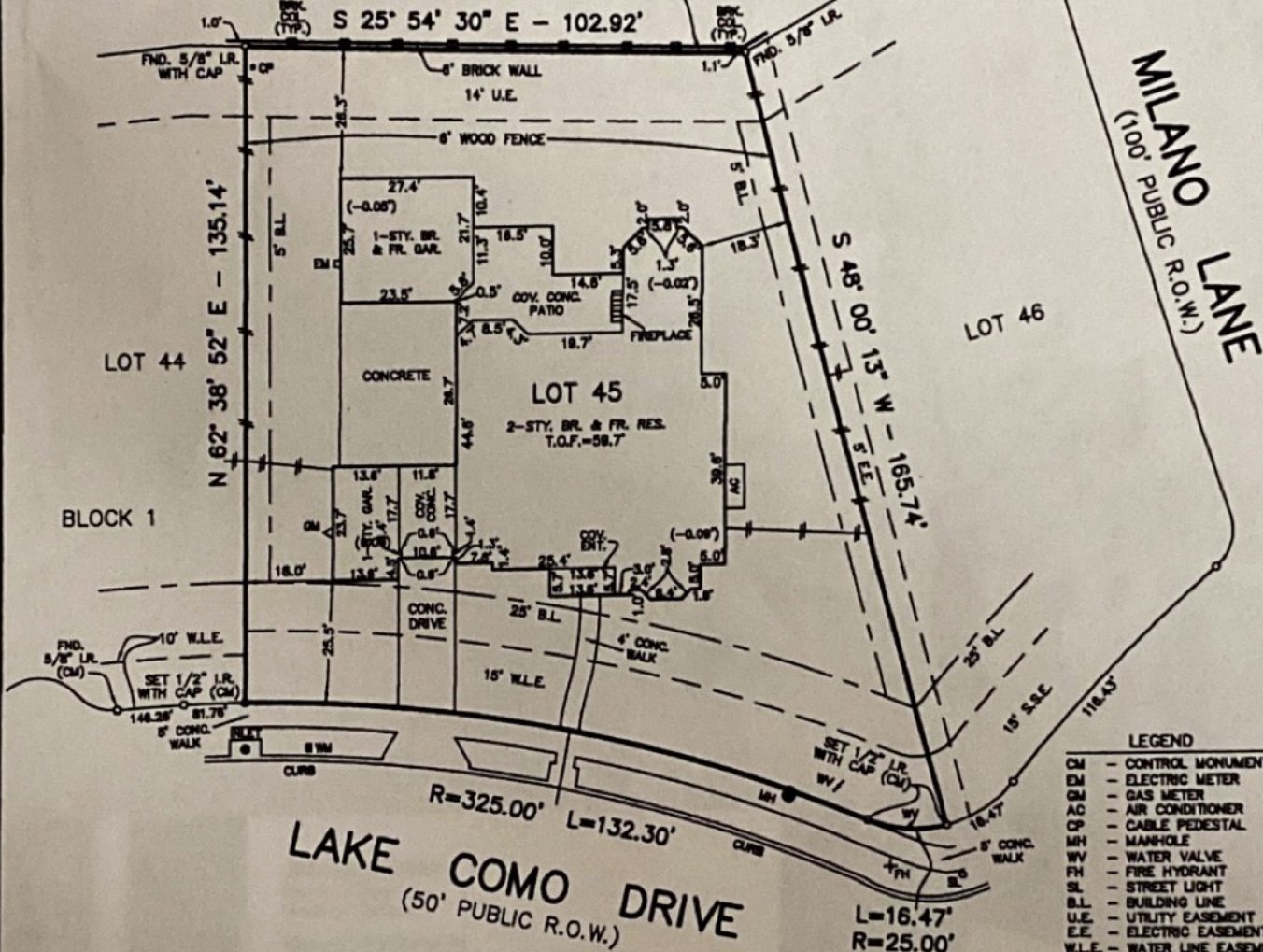
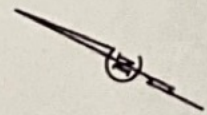
1. All bearings are referenced to the recorded plat.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 480228 0285 L, dated April 2, 2014, the subject tract is located in Zone "X-Shaded", area of 500-Year flood; area of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
3. This survey was performed in connection with information provided in Title Report O.F. No. 1515748500a of Stewart Title Company, effective date of March 17, 2016.
4. Restrictions of record as described and recorded in Plat No. 20130195, F.B.C.P.R., and under F.B.C.C.F. No(s). 9870899, 9734406, 2013103817, 2013103819, 2013110971, 2013120038 thru 2013120042, 2013135035, 2013142340, 2014010579 thru 2014010582, 2014030588, 2014030570 thru 2014030573, 2014037081 thru 2014037085 and 2014074864 thru 2014074868, may affect this tract.
5. A minimum distance of 10 feet shall be maintained between residential dwellings, according to the recorded plat.
6. The subject property is affected by an agreement with CenterPoint Energy Houston Electric, LLC to provide electrical service per F.B.C.C.F. No. 2013129044.
7. Top of form elevation shown is based on Benchmark Key for Sienna Village Of Bees Creek, Section Twenty Six, provided by GB Partners, L.P., Engineering and Surveying.

RESERVE "C"
(RESTRICTED TO LANDSCAPE)

30' PIPELINE EASEMENT
DOW PIPELINE COMPANY
VOL. 576, PG. 831 - F.B.C.D.R.
RESERVE "B"
(RESTRICTED TO PIPELINE)

10' PIPELINE EASEMENT
(S-ENERGY)

RESERVE "D"
(RESTRICTED TO LANDSCAPE)



- LEGEND**
- CM - CONTROL MONUMENT
 - EM - ELECTRIC METER
 - GM - GAS METER
 - AC - AIR CONDITIONER
 - CP - CABLE PEDESTAL
 - MH - MANHOLE
 - WV - WATER VALVE
 - FH - FIRE HYDRANT
 - SL - STREET LIGHT
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - E.E. - ELECTRIC EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - LR - IRON ROD
 - T.O.F. - TOP OF FORM
 - R.O.W. - RIGHT OF WAY
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS

UPDATED: 4-13-16
UPDATED: 9-21-15 (T.O.F. RAISED)

I hereby certify that this plat accurately represents the results of an on the ground survey made under my supervision and that it correctly represents the facts found at the time of said survey. All property corners are as described hereon and there are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Martin T. Roe
Martin T. Roe, R.P.L.S. No. 2108
Date Signed: 4-15-16



SURVEY OF LOT 45 BLOCK 1, OF SIENNA VILLAGE OF BEES CREEK, SECTION TWENTY SEVEN, A SUBDIVISION LOCATED IN THE MOSES SHIPMAN LEAGUE, ABSTRACT NO. 86 AND THE THOMAS BARNETT LEAGUE, ABSTRACT NO. 7, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20130195 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

DATE: 9-14-15
PURCHASER: EDUARD VALENZUELA and WINDY VALENZUELA
SCALE: 1"=30'

ROE SURVEYING COMPANY
5019 HARDWAY ST. - HOUSTON, TEXAS 77092 - (713) 957-3311
FIRM REGISTRATION NO. 10151900 Copyright © 2018 Roe Surveying Co., Inc.

DRAWN BY: C.V. CALC. BY: C.V./M.R. ADDRESS: 34 LAKE COMO DRIVE
CLIENT: J. PATRICK HOMES FILE: L45B1SVBC27.DWG JOB NO. 1401-2076

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

Date: 8/5/2020

GF No. _____

Name of Affiant(s): Eduard Valenzuela, Windy Valenzuela

Address of Affiant: 34 Lake Como Dr. Missouri City TX 77459

Description of Property: Sienna Village of Bees Creek Sec 27, BLOCK 1, Lot 45
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 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."): _____

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 2015 2016 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.

Eduard Valenzuela
Windy Valenzuela
SWORN AND SUBSCRIBED this 5th day of August, 2020
Notary Public

