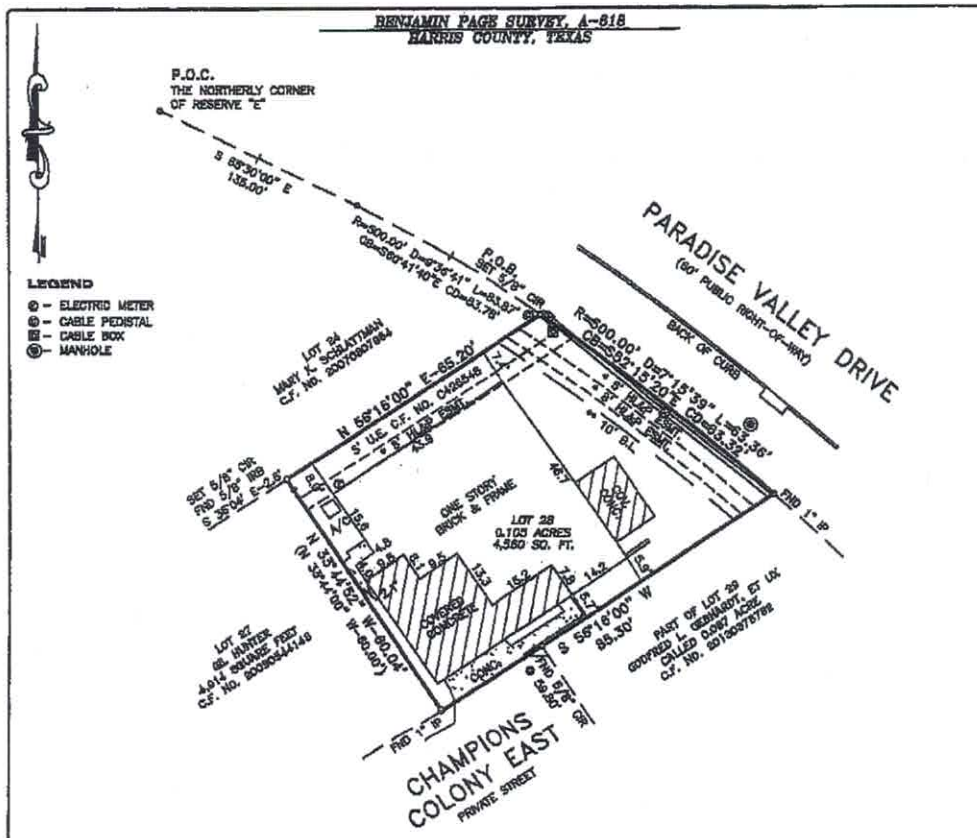


Burt Cole 9-28-2016



- LEGEND**
- ⊙ - ELECTRIC METER
 - ⊙ - CABLE PEDISTAL
 - ⊙ - CABLE BOX
 - ⊙ - MANHOLE

* - C.F. NOS. C487370 AND C569582
 ** - VOL. 127, PG. 11 & VOL. 172, PG. 120, H.C.M.R.

- SURVEY NOTES**
1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
 2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. SURVEYOR DID NOT ABSTRACT THE PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY WFC NATIONAL TITLE INSURANCE COMPANY OF NO. 0715753334, EFFECTIVE DATE JUNE 10, 2015.
 5. AGREEMENT WITH H&AP FOR UNDERGROUND ELECTRIC SERVICE RECORDED UNDER CLERK'S FILE NO. C428548.
 6. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 482010 CASSL, EFFECTIVE DATE 08-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK DEPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYORS CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.



Roger D. Pickering 6-25-15
 Roger D. Pickering, R.P.L.S.
 Texas Registration No. 5879 Date

SCALE: 1"=20' DATE: 08-28-15 REVISION: BOOK: N/A DRAWN BY: R.D.P. APPROVED BY: R.D.P. PROJECT NO.: 70102-10	STARTEX TITLE COMPANY PURCHASER: BYC REALTY, LP LENDER: ICBN BANK OF TEXAS, N.A. PROPERTY ADDRESS: 28 CHAMPIONS COLONY EAST HOUSTON, TEXAS 77060	LAND TITLE SURVEY ALL THAT CERTAIN 0.103 ACRES (4,360 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE BENJAMIN PAGE SURVEY, A-818, HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)	PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, L.L.C. Firm Registration No. 16148204 7792 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 442-7121 Mobile: (281) 824-9785 rpickering@icomet.com Copyright 2015
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METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 0.105 ACRE (4,560 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE BENJAMIN PAGE SURVEY, A-618, HARRIS COUNTY, TEXAS, BEING LOT 28 OF CHAMPION COLONY II, AN UNRECORDED SUBDIVISION OF ALL OF RESERVE "E" IN CHAMPIONS EAST, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID CHAMPIONS EAST RECORDED IN VOLUME 127, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 0.105 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARADISE VALLEY DRIVE (60 FEET WIDE) AND MARKING THE NORTHERLY CORNER OF RESERVE "E" OF SAID CHAMPIONS EAST;

THENCE, S 65°30'00" E-135.00 FEET, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARADISE VALLEY DRIVE TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 9°36'41";

THENCE, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARADISE VALLEY DRIVE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 83.87 FEET, HAVING A CHORD BEARING AND DISTANCE OF S 60°41'40" E-83.78 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET MARKING THE NORTHERLY CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PARADISE VALLEY DRIVE WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 7°15'39", AN ARC LENGTH OF 63.36 FEET, HAVING A CHORD BEARING AND DISTANCE OF S 52°15'20" E-63.32 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHERLY CORNER OF A CALLED 0.087 ACRE TRACT DESCRIBED IN A DEED TO GODFRED L. GEBHARDT, ET UX RECORDED UNDER CLERK'S FILE NO. 20130378782 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 56°16'00" W, AT A DISTANCE OF 59.80 FEET PASSING A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" FOUND FOR THE WESTERLY CORNER OF THE SAID 0.087 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 85.30 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 33°44'52" W-60.04 FEET (CALLED N 33°44'00" W-60.00 FEET) TO A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET MARKING THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A BENT 5/8 INCH IRON ROD FOUND FOR REFERENCE BEARS S 36°04' E-2.6 FEET;

THENCE, N 56°16'00" E-65.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.105 ACRES (4,560 SQUARE FEET) OF LAND, MORE OR LESS.

ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879

PICKERING & ASSOCIATES
7702 PIN OAK STREET
MONTGOMERY, TEXAS 77316



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

Date: December 7, 2020

GF No. _____

Name of Affiant(s): BTC Realty LP,

Address of Affiant: 158111 STORNOWAY DR SPRING, TX 77379

Description of Property: LOT 28E BLOCK 11 CHAMPIONS COLONY SECTION 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 _____, 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 June 25, 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.

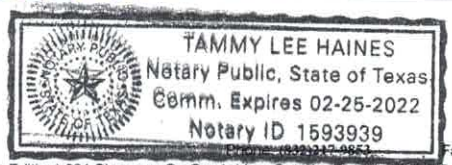
Bruce T. Cole

Bruce T. Cole

SWORN AND SUBSCRIBED this 7th day of December, 2020

Tammy Lee Haines

Notary Public



(TXR-1907) 02-01-2010