



TRI-TECH SURVEYING CO., L.P.

10401 WESTOFFICE DRIVE

HOUSTON, TEXAS. 77042

PHONE: (713) 667-0800



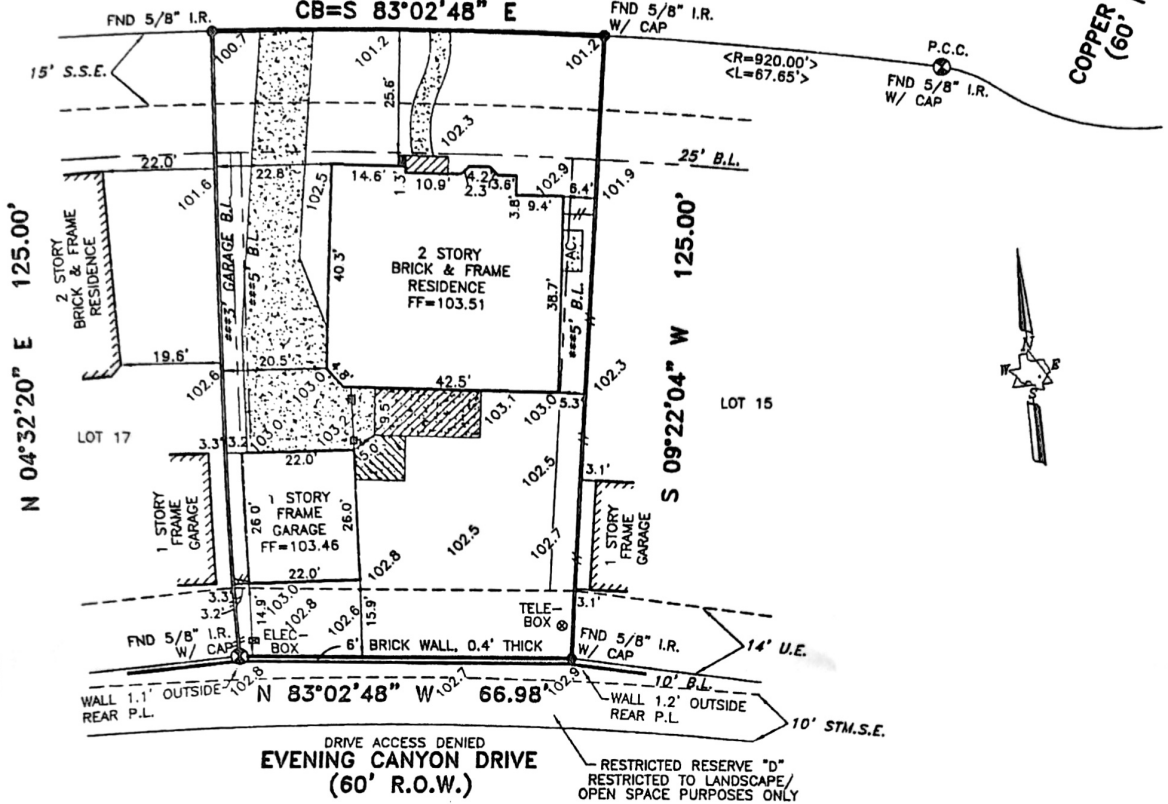
4430 EDEN POINT LANE
(60' R.O.W.)

R=920.00'
L=77.54'
C=77.52'

CB=S 83°02'48" E

T.B.M.: ASSUMED
ELEV.=100.00'
(T.O.C.)

COPPER SKY LANE
(60' R.O.W.)



*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
 **DEED RESTRICTIONS PER F.B.C. FILE NO. 9036032
 ***BUILDER GUIDELINES PER F.B.C. FILE NO. 199911837

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 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER SLIDE NOS. 2539B & 2540A, P.R.F.B.C.TX., F.B.C. FILE NOS. 9036032 (VOL. 2227, PG. 118), 9423134, 9703952, 199911837, 2000020726, 2000090333, 2001012911, 2002008752, 2002103505, 2003022466, 2003139332, 2004130054, 2004144149, 2004149799, 2005007590, 2005047367, 2005102270, 2005133269.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.
 BEARINGS REFERENCED TO: PLAT NORTH.

ALL ROD CAPS ARE STAMPED "SURVCON, INC.", UNLESS OTHERWISE NOTED.

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

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

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS (F.I.R.M.'s). 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.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL. THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2006, TRI-TECH SURVEYING CO., L.P.

LEGEND

CONCRETE	REVISION
COVERED	CONTROLLING MONUMENT 02-10-06
ASPHALT	CHAIN LINK FENCE
< > CALL	IRON FENCE
-//- WOOD FENCE	

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 OR PLAT AND TITLE INFORMATION PROVIDED BY CHICAGO TITLE/EXECUTIVE TITLE CO., LTD., G.F. No. 00261133, DATED 5-18-06.

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 direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: J CHAVEZ

BOUNDARY SURVEY OF

ADDRESS: 4430 EDEN POINT LANE
 LOT: 16 BLOCK: 2 OF: CINCO RANCH WEST SEC. 25
 RECORDED IN SLIDE NO.: 2539B & 2540A PLAT RECORDS, FORT BEND COUNTY, TX
 BORROWER: SHVINDERSINGH PUNIA
 TITLE COMPANY: CHICAGO TITLE/EXECUTIVE TITLE CO., LTD. G.F.# 00261133
 SURVEYED FOR: PERRY HOMES, L.P.
 F.I.R.M. MAP NO. 48201C PANEL# 0085J ZONE "X" REVISED 1-3-97
 DATE: 6-7-06 SCALE: 1" = 30' JOB NO. Y10890-06



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

Date: 3/31/21

GF No. _____

Name of Affiant(s): Shivindersingh R. Punia, Jyotinder N. Punia

Address of Affiant: 4430 Eden Point Ln, Katy, TX 77494-6469

Description of Property: CINCO RANCH WEST SEC 25, BLOCK 2, LOT 16

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.):

SHIVINDERSINGH PUNIA
JYOTINDER PUNIA

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 2006 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.

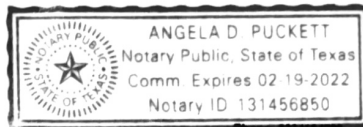
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Shivindersingh R. Punia

Jyotinder N. Punia

SWORN AND SUBSCRIBED this 31st day of MARCH, 2021

Angela Puckett
Notary Public



(TXR-1907) 02-01-2010