

13824  
 NORTH LAKE BRANCH LANE  
 (50' R.O.W.)

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY UNDER C.F. No. PTH1605992.
  3. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 20100112545.
  4. BUILDING LINES (S' SIDES/REAR) PER C.F. No. 20070096371.

**PLAT OF SURVEY**  
 SCALE: 1" = 20'

FLOOD MAP:  
 THIS PROPERTY LIES IN ZONE "X"  
 AS DEPICTED ON COMMUNITY PANEL  
 NO. 48201 C 0510 L, EFFECTIVE 6-18-07  
 THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.  
 WE DO NOT ASSUME RESPONSIBILITY FOR EXACT  
 DETERMINATION.

FOR: PEI-LAN YEN  
 ADDRESS: 13824 NORTH LAKE  
 BRANCH LANE  
 ALLPOINTS JOB #: KH108299DM  
 O.F.: PTH1605992

LOT 5, BLOCK 1,  
 WATERS EDGE, SECTION 17,  
 FILM CODE No. 652129, MAP RECORDS,  
 HARRIS COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 13TH  
 DAY OF JULY, 2016.

*Steven P. Brister*

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

Date: March 23, 2021

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

Name of Affiant(s): John W. Boyd, III,

Address of Affiant: 13824 N Lake Branch Ln, Houston, TX 77044

Description of Property: LT 5 BLK 1 WATERS EDGE SEC 17

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 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 July 13, 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.

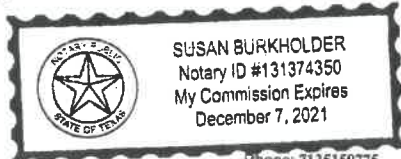
EXCEPT for the following (If None, Insert "None" Below): NONE ADDED GENERAL

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.

John W. Boyd, III  
John W. Boyd, III

State of Texas  
County of Harris  
SWORN AND SUBSCRIBED this 25<sup>th</sup> day of March, 2021  
Susan Burkholder  
Notary Public



(TXR-1907) 02-01-2010