

***** BUILDER GUIDELINES**
 () RECORD INFORMATION
 CONCRETE COVERED SOD BRICK AC PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER

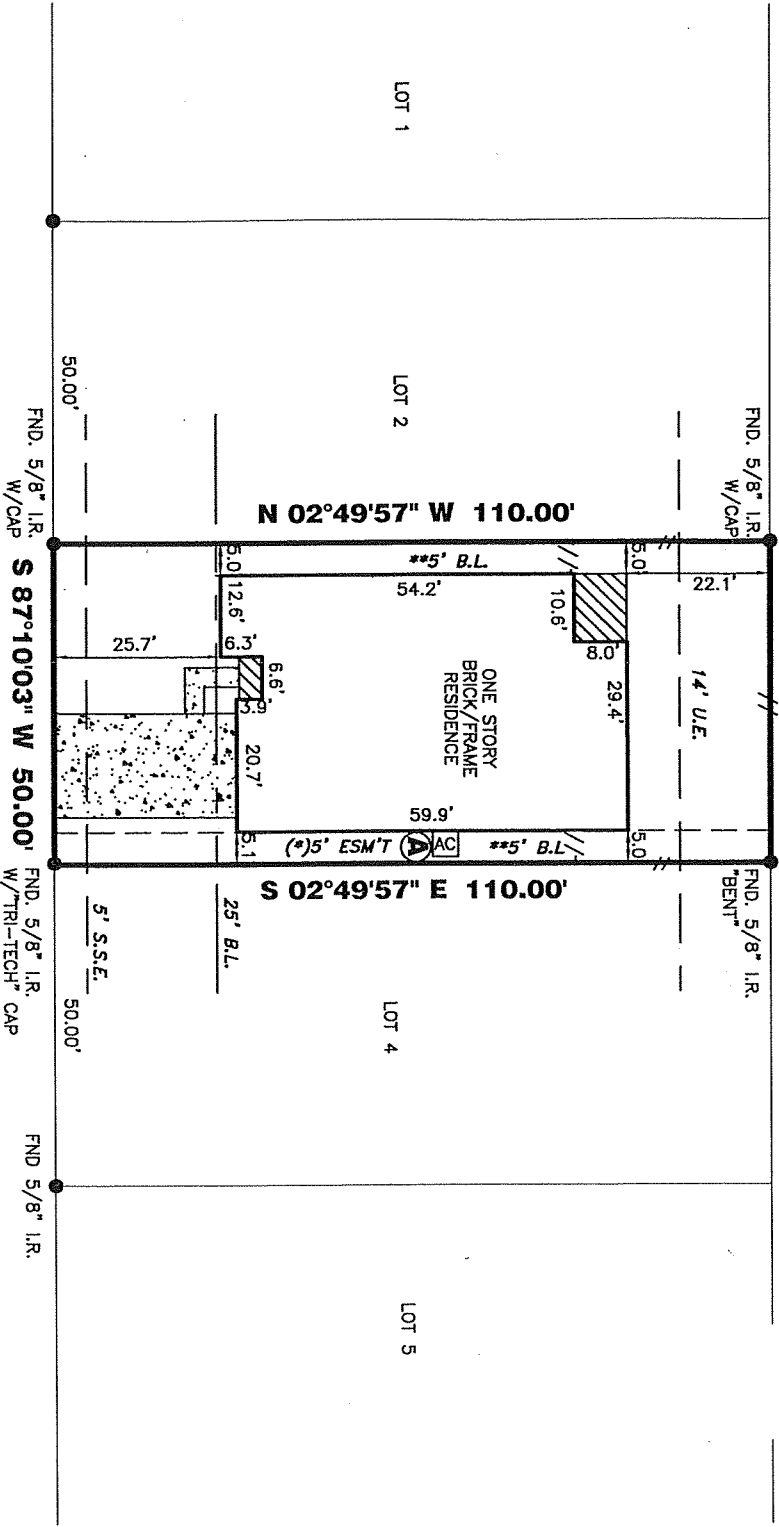
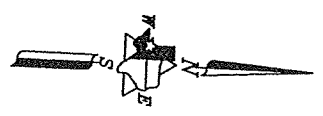
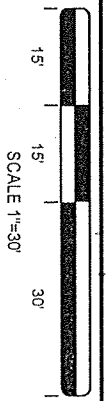
P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT
 SOD BRICK AC PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER

P.U.E. = PUBLIC UTILITY ESM'T.
 P.A.E. = PERMANENT ACCESS ESM'T.
 R.O.W. = RIGHT-OF-WAY

W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)

KENNINGS ROAD
(60' R.O.W.)
 VOL. 195, PG. 297, H.C.D.R.

THIS 0.1861 ACRES / 8,106 SQ. FT.
 IS HEREBY DEDICATED TO THE
 PUBLIC FOR R.O.W. PURPOSES



(*5' ESM'T. #20180184093
 AC PAD PROTRUDES INTO 5' ESM'T. AS SHOWN.

419 AMERICAN BLACK BEAR DRIVE

J Allen
 5-28-19
Conroy Rachelle Swell

PROPERTY INFORMATION

LOT 3 BLOCK 1
 SUBDIVISION:
 KODIAK CROSSING SEC. 3
 RECORDING INFO:
 FILM CODE NO. 684527, MAP RECORDS,
 HARRIS COUNTY, TEXAS

BORROWER:

JOSHUA ALLEN CHAPMAN
 TITLE CO.
 PLATINUM TITLE PARTNERS, L.P.
 G.F.# 19-62973-20 G.F. DATE: 03-11-19
 SURVEYED FOR:
 DEVON STREET HOMES LP

DRAWING INFORMATION

TRI-TECH JOB NO: DS1897-18
 CLIENT JOB NO: SK
 DRAWN BY: REFERRED TO PLAT NORTH
 BEARING BASE: SEE REVISIONS
 FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.L.R.M. NO: 48201C PANEL: 0545L
 REVISED DATE: 06-18-07 ZONE: "X"
 FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD IDENTIFY SPECIFIC FLOODING CONDITIONS AND ARE NOT RESPONSIBLE FOR THE F.L.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 ALL ROD CAPS ARE STAMPED "ERS4593" UNLESS OTHERWISE NOTED.
 SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL EXISTING DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 684527, MAR.CTX. H.C.O. FILE NOS. 2018-175398, 20180184093, 20180184098, 20150529202, 20150274114, 2018045440.
 C.O.H. ORDINANCE 88-1878 PER H.C.C.F. # N-233986 AND C.O.H. ORDINANCE 88-1317 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1989-282.
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.
 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. PLAT ANNOTATIONS OR CONDUCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE RECORD IS NOT INTENDED.
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (CED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
 THIS SURVEY DOES NOT ADDRESS ANY EYES, GUTTERS, OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.
 SITE SUBJECT TO NON-SURVEY AGREEMENT GRANTED FOR UNDERGROUND/UNDERHEAD ELEC. TO OPE. ELECTRIC BY H.C.C.F. # 20180184098. (GAS) TO BE DEMONSTRATED

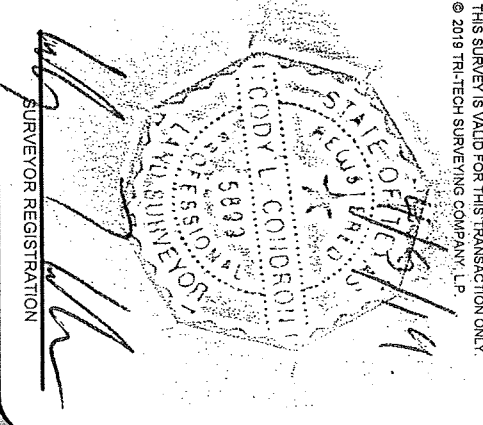
NO.	DATE	REASON	BY
1	07-25-18	FORM	OS
2	12-07-18	FINAL	SK
3	04-05-19	ADD BUYER NAME	MDOB



10401 WEST OFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800
 www.tritech.com
 TBPLS #10115900

CERTIFICATION

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 supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.



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

Date: May 15, 2021

GF No. _____

Name of Affiant(s): Ashley Rachelle Chapman, Joshua Allen Chapman

Address of Affiant: 419 American Black Bear Dr, Crosby, TX 77532-2380

Description of Property: LT 3 BLK 1 Kodiak Crossing Sec 3

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 2018 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.

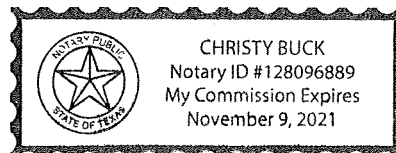
EXCEPT for the following (If None, Insert "None" Below): NONE

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.

Ashley Rachelle Chapman
Ashley Rachelle Chapman

Joshua Allen Chapman
Joshua Allen Chapman



SWORN AND SUBSCRIBED this 15 day of may, 2021

Notary Public
Christy Buck

(TXR-1907) 02-01-2010