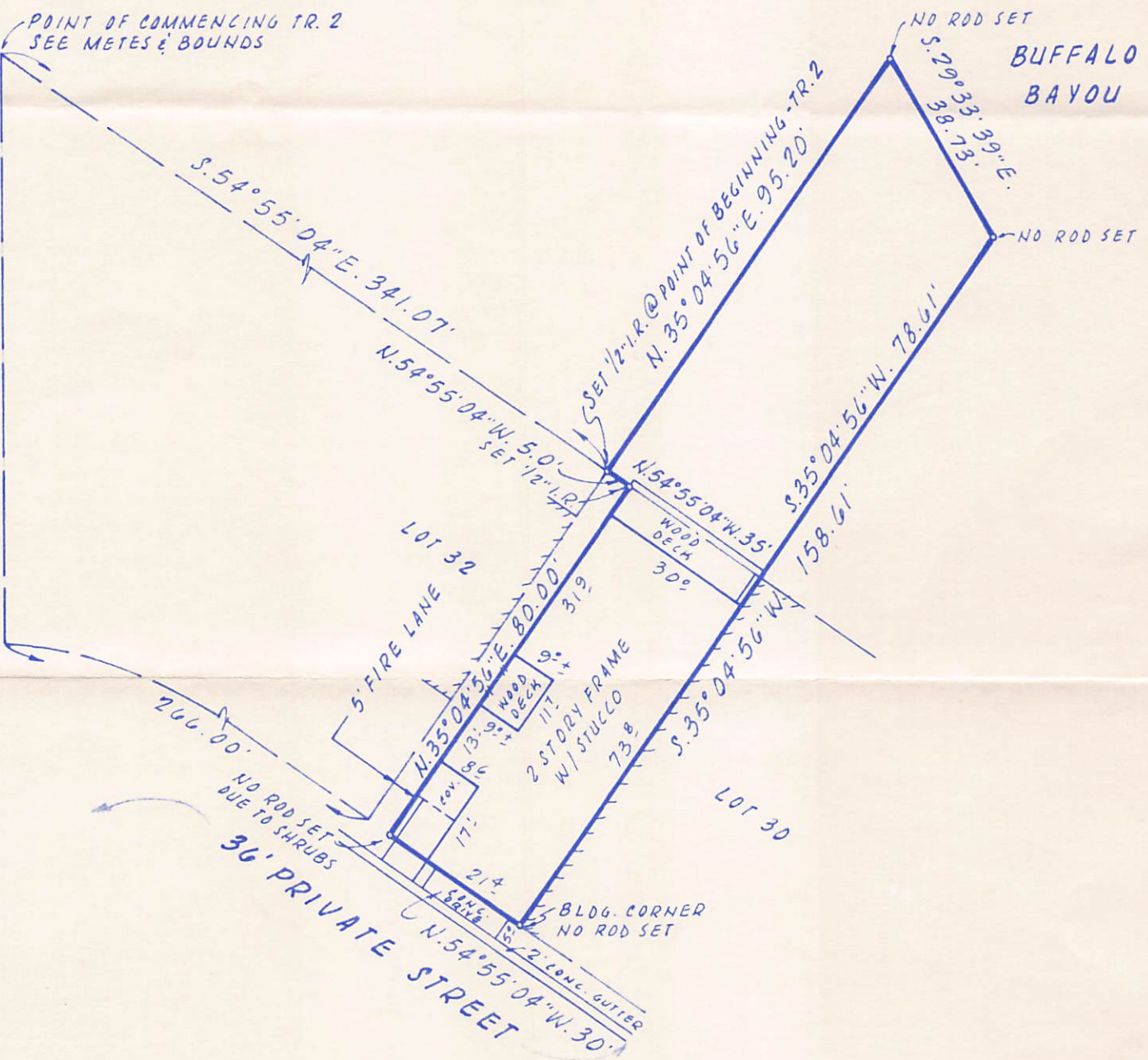


HILTON & HOSKINS LAND SURVEYING

12703 VETERANS MEMORIAL DR. #102
HOU. TX. 77014 893 6612

119 SAGE ROAD 60' R.O.W.



SUBJECT TO A PERPETUAL ESM'T.
FOR ENCROACHMENTS CREATED BY
CONSTRUCTION, SETTLING & OVER-
HANGS OF IMPROVEMENTS & THE
MAINTENANCE OF SAME.
H.C.C.F. NO. D-483297

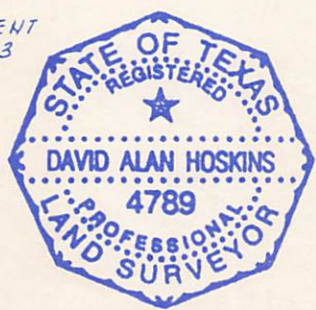
UNDERGROUND H.L. & P. AGREEMENT
H.C.C.F. NO. D-556757

CABLE T.V. AGREEMENT
H.C.C.F. NO. H-456711

PARTY WALL AGREEMENT
H.C.C.F. NO. D-784343

PROPERTY SUBJECT TO RESTRICTIONS
& REGULATIONS IMPOSED BY CITY OF
HOUSTON ORDINANCES.

WE CERTIFY THAT THIS PROPERTY IS
IN THE DESIGNATED 100YR. FLOOD
PLAIN. PANEL NO. 48201 C 0280 6
ZONE "A-E" DATED: SEPT. 28, 1990.



GF 200527

PLAT OF PROPERTY FOR:

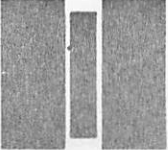
GABRIEL M. GELB & WIFE BETSY D. GELB
TR. 1 - LOT 31 R/P ONE SAGE ROAD ADDITION,
V. 183 P. 99 H.C.M.R. TR. 2 - 3,042 SQ. FT.
DESCRIBED BY METES & BOUNDS

HOUSTON, HARRIS COUNTY, TEXAS
SCALE 1" = 30'

DATE: NOV. 20, 1990

A SURVEY WAS THIS DAY MADE ON THE GROUND
OF THE PROPERTY LEGALLY DESCRIBED HEREON
AND IS CORRECT.

David Alan Hoskins
David Alan Hoskins, Registered Professional Surveyor No. 4780



RALPH C. HILTON JR.
DAVID ALAN HOSKINS
LAND SURVEYING

November 20, 1990

A tract of land containing 3042 square feet out of a parcel of land as described in Volume 167, Page 8, of the Harris County Map Records, Harris County, Texas, said parcel being North of and adjacent of the One Sage Road Addition to the City of Houston, Texas, as recorded in Volume 183, Page 99 of the Harris County Map Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said One Sage Road Addition, said point being on the Easterly right-of-way line of Sage Road, 60 feet wide;

THENCE South 54 deg. 55 min. 04 sec. East, along the North line of said One Sage Road Addition, a distance of 341.07 feet to the POINT OF BEGINNING;

THENCE North 35 deg. 04 min. 56 sec. East, a distance of 95.20 feet to a point at the waters edge of Buffalo Bayou for a corner;

THENCE South 29 deg. 33 min. 39 sec. East, along Buffalo Bayou, a distance of 38.73 feet to a point for a corner;

THENCE South 35 deg. 04 min. 56 sec. West, a distance of 78.61 feet to a point on the North line of said One Sage Road Addition for a corner;

THENCE North 54 deg. 55 min. 04 sec. West, along the North line of said One Sage Road Addition, a distance of 35.00 feet to the POINT OF BEGINNING being a tract of land containing 3042 square feet, more or less.

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

Date: _____

GF No. _____

Name of Affiant(s): _____

Address of Affiant: 119 Sage Rd, Houston, TX 77056-1417

Description of Property: TR 1 - Lot 31 of R/P One Sage Road Addition

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 since purchased on December 3, 1990 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): A retaining wall has been installed across a portion of the Property.

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.

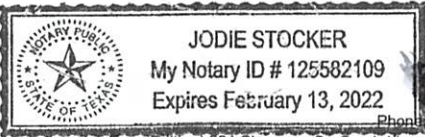
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Gabriel M. Gelb

Jodie Stocker

SWORN AND SUBSCRIBED this 20TH day of September, 2021

Jodie Stocker
Notary Public



(TXR-1907) 02-01-2010