

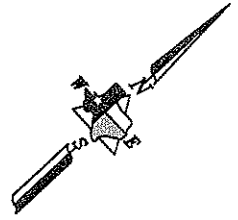
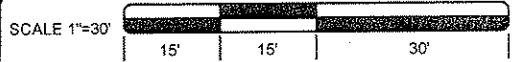
\* CITY ORDINANCES  
 \*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES  
 WIRE FENCE — X —  
 CHAIN LINK FENCE — 0 —  
 IRON FENCE — I —  
 WOOD FENCE — // —  
 OVERHEAD UTILITIES — U —

BL = BUILDING LINE  
 PL = PROPERTY LINE  
 UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT  
 MH = MANHOLE  
 FNC = FENCE  
 BUILDING LINE ———  
 ESMT LINE ———  
 AERIAL ESMT - - - - -

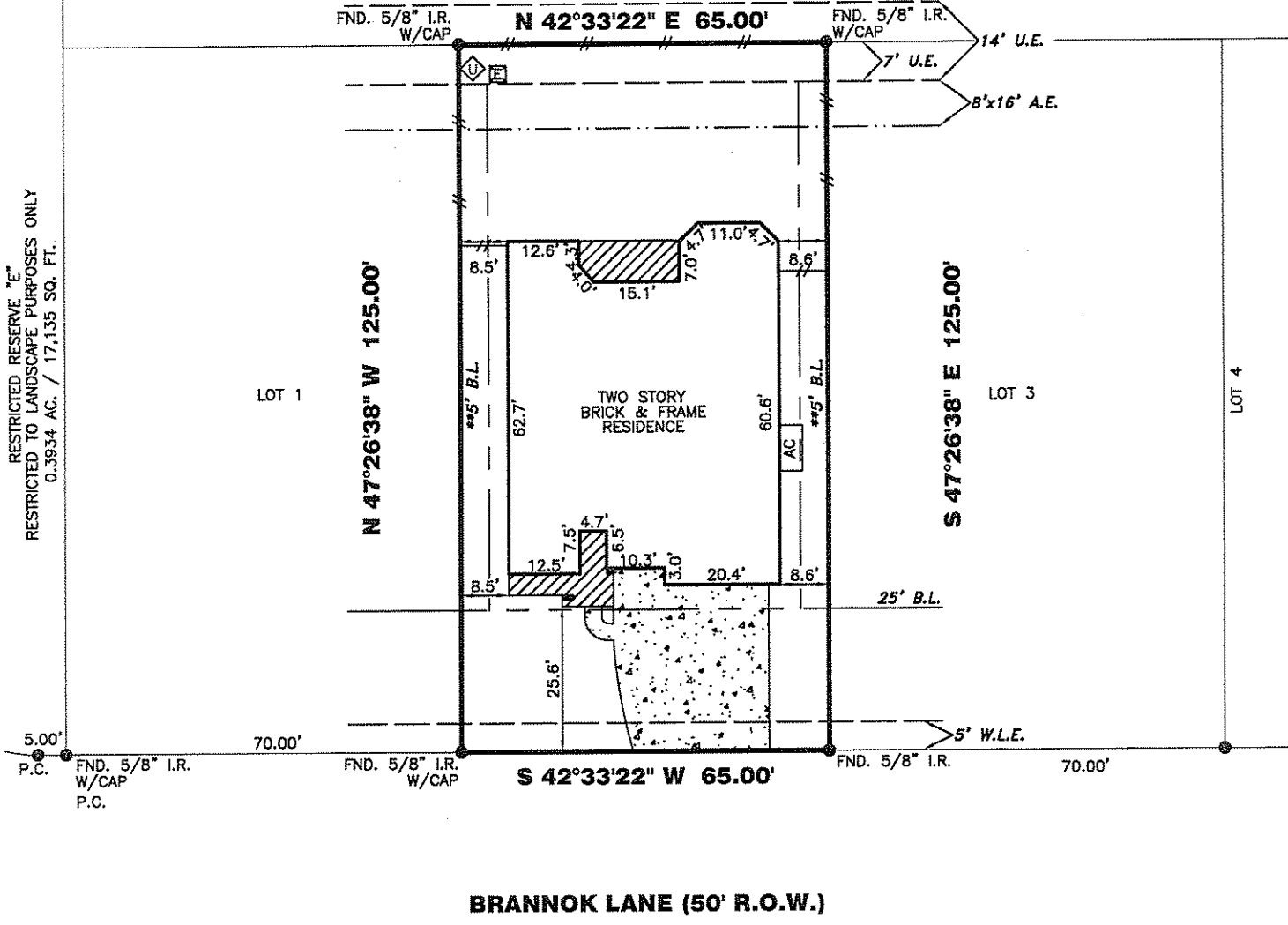
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 PUE = PUBLIC UTILITY ESMT.  
 PAE = PERMANENT ACCESS ESMT.  
 MUE = MUNICIPAL UTILITY ESMT.  
 SSE = SANITARY SEWER ESMT.  
 WLE = WATERLINE EASEMENT  
 ROW = RIGHT OF WAY  
 FND = FOUND

**LEGEND**

CONCRETE [Symbol]  
 COVERED [Symbol]  
 SOD [Symbol]  
 ELECT. BOX [Symbol]  
 A/C PAD [Symbol]  
 FIRE HYDRANT [Symbol]  
 LIGHT STANDARD [Symbol]  
 UTILITY POLE [Symbol]  
 MANHOLE [Symbol]  
 WATER METER [Symbol]  
 UTIL. PEDESTAL [Symbol]



INVERNESS ESTATES SEC. 2  
 FC No. 569215  
 H.C.M.R.



**9426 BRANNOK LANE**

**PROPERTY INFORMATION**  
 LOT 2 BLOCK 3  
 SUBDIVISION:  
 INVERNESS ESTATES SEC. 7  
 RECORDING INFO:  
 FILM CODE NO. 630035, MAP RECORDS  
 HARRIS COUNTY, TEXAS  
 BORROWER:  
 JOHN DOUGLAS KANE & JESSICA PIERCE NOVOTNY  
 TITLE CO.  
 EMPIRE TITLE COMPANY, LTD.  
 G.F.# 2013-02-6101-A G.F. DATE: 09-09-13  
 SURVEYED FOR:  
 GEHAN HOMES, LTD.

**NOTES:**  
 ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 ALL ROD CAPS ARE STAMPED "COTTON", UNLESS OTHERWISE NOTED.  
 A DRAINAGE EASEMENT 15' WIDE ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 630035, M.R.H.C.TX., H.C.C. FILE NOS. Y217997, 20100365349  
 C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262  
 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 AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.  
 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.  
 A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

**TRI-TECH SURVEYING COMPANY, L.P.**  
 WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NO. 10115900

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.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE  
 © 2013, TRI-TECH SURVEYING COMPANY, L.P.



**DRAWING INFORMATION**  
 TRI-TECH JOB NO: G6356-13  
 CLIENT JOB NO: N/A  
 DRAWN BY: MR  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 06-26-13

**FLOOD INFORMATION**  
 F.I.R.M. NO: 48201C PANEL: 0230L  
 REVISED DATE: 06-18-17 ZONE: "X"

**REVISIONS**

NO.	DATE	REASON	BY
1	06-26-13	FORM SURVEY	
2	11-02-13	FINAL SURVEY	JF

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

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

Date: 9/23/21

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

Name of Affiant(s): Novotny Family Trust

Address of Affiant: 9426 Brannok Lane, Tomball, TX 77375

Description of Property: Lot 2 Block 3 Inverness Estates Section 7  
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 California, 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 November 2, 2013 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:) Flagstone patio extension in backyard

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.

[Signature] 9/23/21 LYNN J. NOVOTNY

Novotny Family Trust  
[Signature] 9/23/21 CYNTHIA R. NOVOTNY

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public \_\_\_\_\_

**NOTARY CERTIFICATE  
ATTACHED**  
H. Suh  
9.23.2021

(TXR-1907) 02-01-2010

# JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

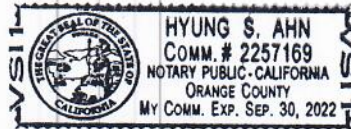
State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 23<sup>rd</sup> day of September,  
2021 by Lynn J. Novotny and Cynthia R. Novotny,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

H. Suh  
Signature (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

T-47 Residential Affidavit  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 09.23.2021

Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.