

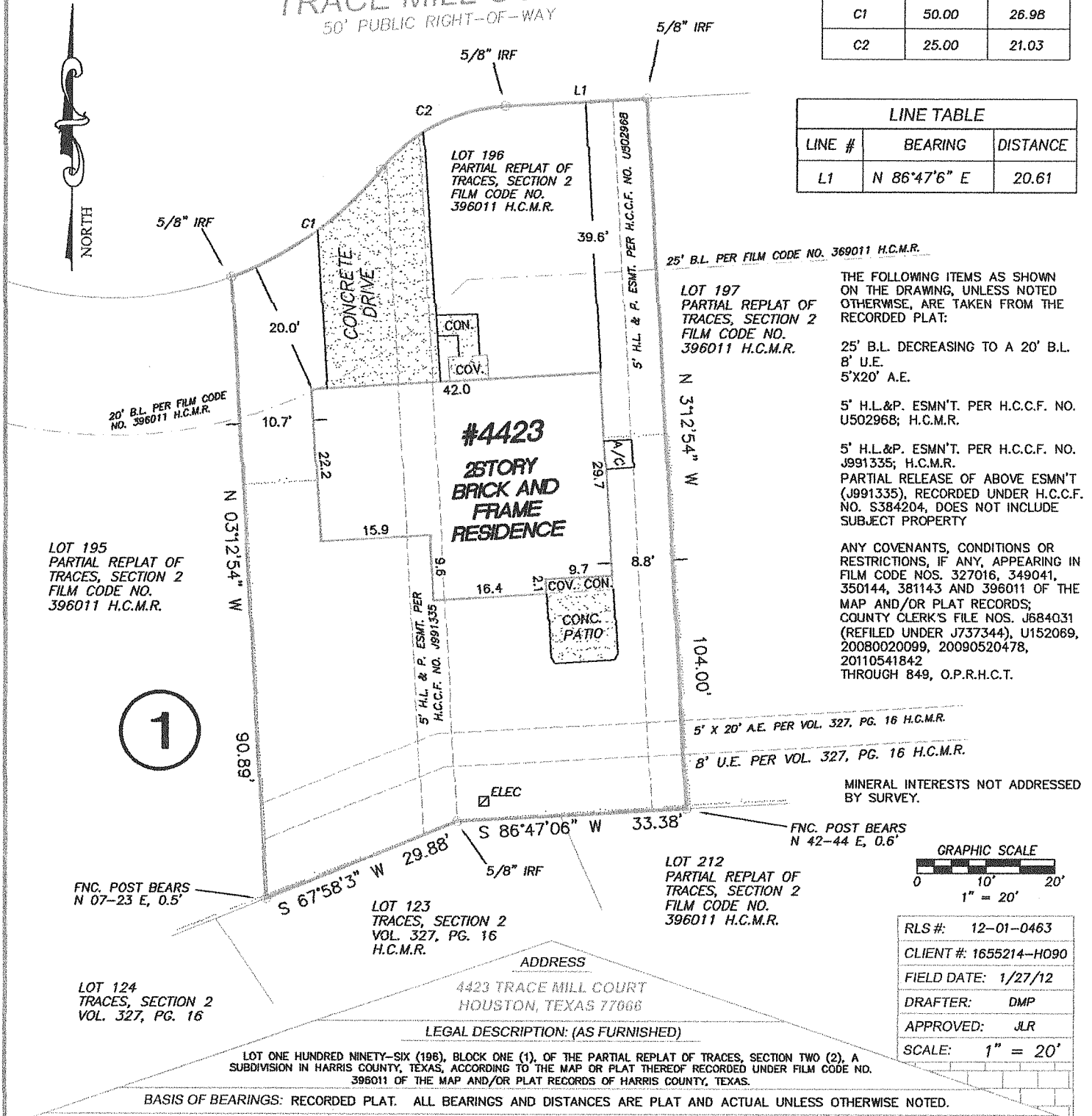
BOUNDARY SURVEY
 1655214
 1655214

*PLAT NOTE RESTRICTS SUBJECT PARCEL FROM SALE OR CONSTRUCTION UNTIL H.L.&P. ESMT J991335 IS RELOCATED AND A REPLAT IS FILED REMOVING IT. NO EVIDENCE OF EITHER OBSERVED.

TRACE MILL COURT
 50' PUBLIC RIGHT-OF-WAY

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	50.00	26.98
C2	25.00	21.03

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 86°47'6" E	20.61



THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

25' B.L. DECREASING TO A 20' B.L. 8' U.E. 5'X20' A.E.

5' H.L.&P. ESMN'T. PER H.C.C.F. NO. U502968; H.C.M.R.

5' H.L.&P. ESMN'T. PER H.C.C.F. NO. J991335; H.C.M.R. PARTIAL RELEASE OF ABOVE ESMN'T (J991335), RECORDED UNDER H.C.C.F. NO. S384204, DOES NOT INCLUDE SUBJECT PROPERTY

ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN FILM CODE NOS. 327016, 349041, 350144, 381143 AND 396011 OF THE MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NOS. J684031 (REFILED UNDER J737344), U152069, 20080020099, 20090520478, 20110541842 THROUGH 849, O.P.R.H.C.T.

GRAPHIC SCALE
 0 10' 20'
 1" = 20'

RLS #:	12-01-0463
CLIENT #:	1655214-H090
FIELD DATE:	1/27/12
DRAFTER:	DMP
APPROVED:	JLR
SCALE:	1" = 20'

LEGAL DESCRIPTION: (AS FURNISHED)
 LOT ONE HUNDRED NINETY-SIX (196), BLOCK ONE (1), OF THE PARTIAL REPLAT OF TRACES, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 396011 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT. ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED.

CONTROLLING MONUMENTS: A 1/2" IRF FOR THE NW CORNER OF LOT 195 AND A 5/8" IRF FOR THE NE CORNER OF LOT 199.

LIST OF POSSIBLE ENCROACHMENTS: HOUSE ACROSS 5' H.L.&P. EASEMENT AND PLAT RESTRICTS LOT FROM SALE OR CONSTRUCTION, AS SHOWN ABOVE.

RESIDENTIAL LAND SERVICES

1700 S. Broadway, Building E.
 Moore, OK 73160
 FAX: (800) 954-0759
 PHONE: (405) 378-5800
 WWW.RLSNOW.COM



First American Title Company



SURVEYOR FILE NUMBER: 12-01-0233
 THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.
 CERTIFIED TO: (AS FURNISHED)

FIRST AMERICAN TITLE COMPANY
 NTFN, INC DBA PREMIER NATIONWIDE LENDING
 KEVIN S. PILLININI

- NOTES
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 - THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 - THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

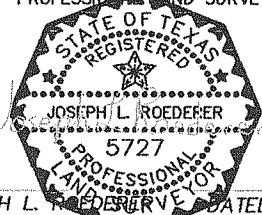
ELEC ☑ = ELECTRIC BOX	OVERHEAD UTILITY LINE
CATV ☑ = CATV BOX	CHAIN LINK FENCE
PP ☑ = POWER POLE	WOOD FENCE
EM ☑ = ELECTRIC METER	WIRE FENCE
GM ☑ = GAS METER	ASPHALT
IRF = IRON ROD FOUND	GRAVEL
IRS = IRON ROD SET	CONCRETE
B.L. = BUILDING LINE	
U.E. = UTILITY EASEMENT	

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)
 ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 01-26-2012, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.L.R.M. PANEL NUMBER 48261C 0455L, LAST REVISION DATE 06-18-2007. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
 FOR ALL INQUIRIES CONTACT:
 JLS
 jls.info@rlsnow.com
 (405) 378-5800

SURVEYOR'S CERTIFICATE

I, JOSEPH L. ROEDERER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



SURVEYOR: JOSEPH L. ROEDERER
 DATED: 01-31-12

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

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

Date: 2/25/2022

GF No. _____

Name of Affiant(s): Kevin S. Pillinini, Deborah Pillinini

Address of Affiant: 4423 Trace Mill Ct, Houston, TX 77066-4020

Description of Property: LT 196 BLK 1 TRACES SEC 2 AMENDED PAR R/P

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 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."): _____

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 _____ 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:) ADDED: We added a slab base for the hot tub with a walkway.

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.

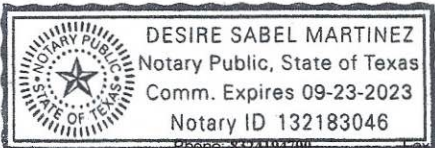
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
Kevin S. Pillinini

[Signature]
Deborah Pillinini

SWORN AND SUBSCRIBED this 25th day of February, 2022

[Signature]
Notary Public



(TXR-1907) 02-01-2010