

FND.5/B\*IR. (REF. ROD) R=3270.00' L=75.00' FND.5/B\*IR.

WEST 41TH STREET  
(60' R.O.W.)

- NOTES:
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY AMERICAN TITLE COMPANY UNDER G.F. NO. 2005 HO 570683-W (00406).
  - 2.) BUILDING LINE RESTRICTIONS AND 5.0' UTIL. ESMT. PER VOL. 1110, PG. 448, H.C.D.R.
  - 3.) HOUSE IS OVER THE 15' B.L.D.G. LINE AS SHOWN.

- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON ORDINANCES.

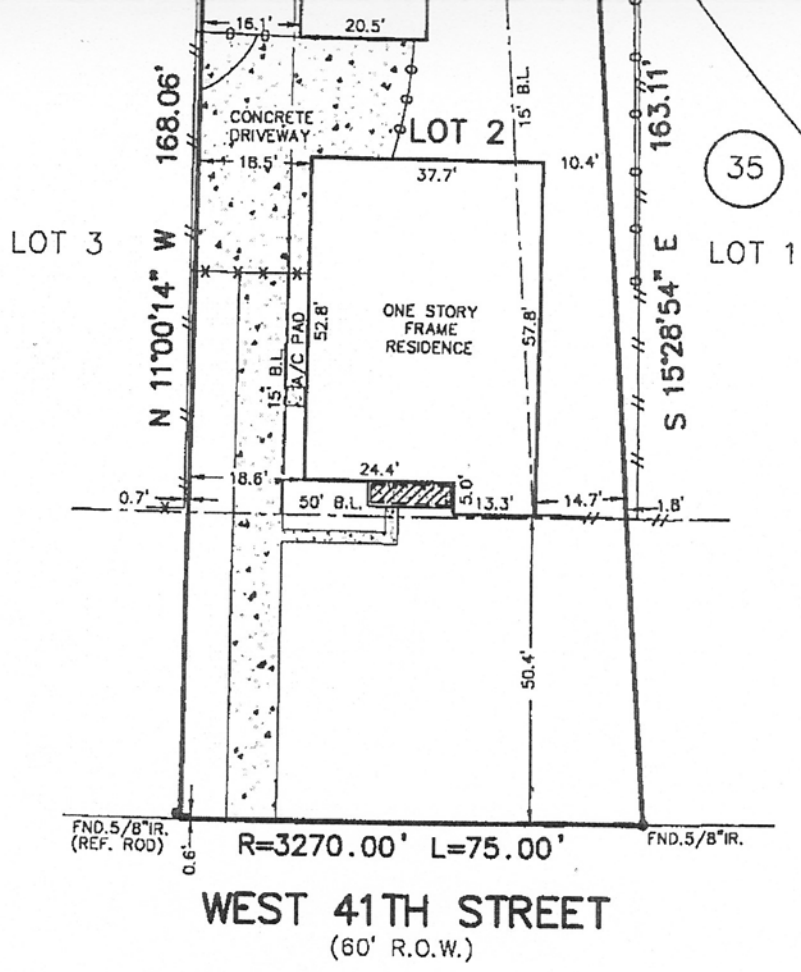
- ABSTRACTING BY TITLE COMPANY.

- ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

SCALE: 1" = 30'

LOT 2, BLOCK 35,  
GARDEN OAKS, SECTION 3,  
VOL. 15, PG. 71, MAP RECORDS,  
HARRIS COUNTY, TEXAS





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(60' R.O.W.)

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I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 13TH DAY OF JUNE 2005.



**ALLPOINTS**  
SERVICES CORP  
PHONE: 713-468-7707  
FAX: 713-468-8815

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA & IS IN ZONE "X", MAP No. 480296 PANEL 0660 K, DATED: 04-20-00. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: ANTHONY M. D'AMICO AND KIRSTIN L. D'AMICO		JOB No.: 05-90187
ADDRESS: 806 WEST 41TH STREET, HOUSTON, TEXAS 77018		KEY MAP: 452 L
MORT. CO.: -	TITLE CO.: AMERICAN TITLE COMPANY	G.F. NO.: 2005 HO 570683-W (00406)
FIELD WORK: 06-13-05/RV	DRAFTING: 06-15-05/MIKE	FINAL CHECK: 06-15-05/DS
ALLPOINTS SERVICES CORP. 9610 LONGPOINT ROAD, SUITE 150		HOUSTON, TEXAS 77055

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

Date: 3/1/2022 GF No. \_\_\_\_\_  
Name of Affiant(s): Elizabeth Bernal  
Address of Affiant: 806 W 41st St. Houston, TX 77018-5308  
Description of Property: Lot 2 Block 35 Garden Oaks Section 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 June 2011 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, replatting, 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.

Elizabeth Bernal 3/1/22  
Elizabeth Bernal

SWORN AND SUBSCRIBED this 1<sup>st</sup> day of March, 20 22.

Andrea Garza

Notary Public  
(TXR 1907) 02-01-2010

notary ID  
#131735176

