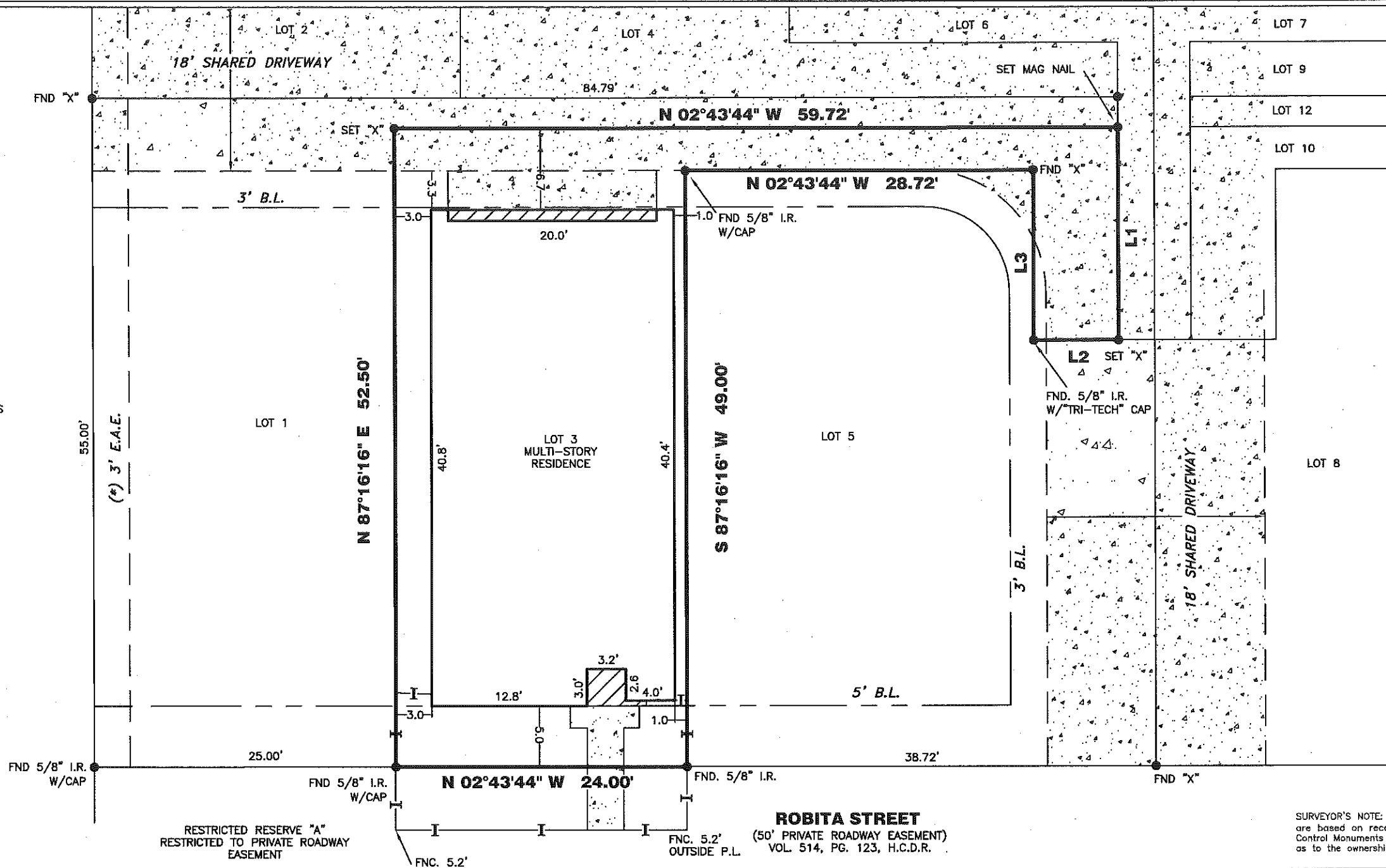


SCALE: 1" = 10'

FINAL SURVEY



FEDERAL RESERVE BANK OF DALLAS
HOUSTON BRANCH
BLOCK 1
F.C. NO. 540080, H.C.M.R.
UNRESTRICTED RESERVE "A"



L1
S 87°16'16" W 17.50'
L2
N 02°43'44" W 7.00'
L3
N 87°16'16" E 14.00'
(*) 3' EMERGENCY ACCESS EASEMENT

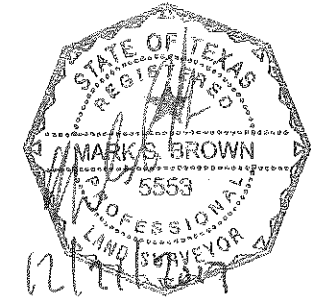
ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
ALL ROD CAPS ARE STAMPED "TRI-TECH", UNLESS OTHERWISE NOTED.
SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.
RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NOS. 664002 AND 667128, M.R.H.C., TX., AND UNDER CLERK'S FILE NO. 20140040219, 20140059413, 20140241357, 20140384031.
C.O.H. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE B9-1312 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.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.
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.
ROAD EASEMENT RECORDED IN VOL. 514, PG. 122, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, WITH RIGHTS OF OTHERS IN AND TO THE USE OF SAME AND ANY AND ALL UTILITY LINES WHICH MAY BE IN, ON, ALONG OR UNDER SAID PRIVATE RIGHT OF WAY.
VEHUCULAR ACCESS IS PROVIDED BY SHARED DRIVEWAY ONLY.
DEDICATION OF PRIVATE COMMON AREA UTILITY EASEMENTS, DRAINAGE AND MAINTENANCE ACCESS EASEMENTS AND RESTRICTIONS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 201400241357 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
COMMON AREA UTILITY AND DRAINAGE AND MAINTENANCE ACCESS EASEMENTS AND RESTRICTIONS AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 20140384031 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S NOTE: Offsets to fences are to approximate centerline; Bearings are based on record Plat/Deed information unless noted otherwise; Survey Control Monuments are indicated as IRF, IPF or CM; Surveyor makes no claims as to the ownership of land or improvements shown hereon.

LEGAL: LOT 3, BLOCK 1, ROBITA COMMONS, AMENDING PLAT NO. 1, F.C. NO. 667128, MAP RECORDS, HARRIS COUNTY, TEXAS	
LENDER: BANK OF AMERICA, N.A.	TITLE COMPANY: KIRBY TITLE, LLC
PURCHASER: ALANA R. MALLETT ADDRESS: 3 ROBITA STREET, HOUSTON, TEXAS	GF NO: 17525 EFFECTIVE: 11-13-17

THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE "X" AS DELINEATED ON FIRM COMMUNITY PANEL NO. 48201C 0670M DATED 06/09/14.	
SURVEYED:	12-20-17
DRAFTED:	12-21-17 (AEO)
KEY MAP:	493 K
JOB NO.	GT-LV-2221-16



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 and/or deeds thereof, indicated hereon.

TRI-TECH
SURVEYING COMPANY, L.P.
www.tritechtx.com TBPLS #10115900

WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610

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

Date: 03/02/2022 GF No. _____
Name of Affiant(s): Alana Vontobel and Michael Vontobel
Address of Affiant: 3 Robita Street, Houston, TX 77019
Description of Property: LT 3 BLK 1 ROBITA COMMONS AMEND
County: Harris County, 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:

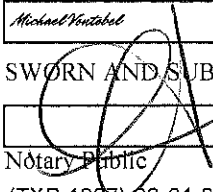
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 12/20/2017 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.

<i>Alana Vontobel</i>	dotloop verified 03/02/22 7:42 PM CST F461 C019319581VPOC
<i>Michael Vontobel</i>	dotloop verified 03/02/22 8:25 AM CST X7XQ WDBR 2012 046Q

SWORN AND SUBSCRIBED this 2 day of March, 2022.


Notary Public
(TXR 1907) 02-01-2010

