

*From
Run*

NOTES:

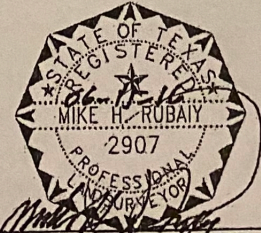
1. ALL LOTS DEVELOPED WITH ONE-STORY OR ONE AND A-HALF STORY STRUCTURES WILL HAVE A 10-FOOT REAR SETBACK LINE. ALL OTHERS WILL HAVE A 16-FOOT SETBACK PER FILM CODE #660274 AND 674127, M.R.H.C., TX.
2. 10' PUBLIC UTILITY EASEMENT PER FILM CODE #660274 AND 674127, M.R.H.C., TX AS SHOWN.
3. 16' PUBLIC UTILITY EASEMENT PER FILM CODE #660274 AND 674127, M.R.H.C., TX AS SHOWN.
4. 20' BUILDING LINE PER FILM CODE #660274 AND 674127, M.R.H.C., TX AS SHOWN.
5. VARIOUS EASEMENTS GRANTED TO CENTERPOINT ENERGY PER PER H.C.C.F. NO.(S) Y 781834, R.P.R.H.C., TX DO NOT AFFECT THIS PROPERTY.
6. RECIPROCAL EASEMENTS FOR ENCHROACHMENTS AND OVERHANGS AND EASEMENTS AS TO THE COMMON AREAS PER H.C.C.F. NO.(S) Z 066317, R.P.R.H.C., TX.

7. SHORT FORM BLANKET EASEMENT PER H.C.C.F. NO.(S) 20060031572, R.P.R.H.C., TX WAS RELEASED PER H.C.C.F. NO.(S) 20140047854 AND 2015035441, R.P.R.H.C., TX AND DOES NOT AFFECT THIS PROPERTY.
8. CENTERPOINT AGREEMENT PER H.C.C.F. NO.(S) 20080064067, R.P.R.H.C., TX.
9. CENTERPOINT AGREEMENT PER H.C.C.F. NO.(S) 20140227745, R.P.R.H.C., TX.
10. RESTRICTIVE COVENANTS PER VOL. 337, PG. 87, M.R.H.C., TX AND FILM CODE #590050, 594199, 680274 AND 674127, M.R.H.C., TX AND H.C.C.F. NO.(S) Z 066317 AND 20150340953, R.P.R.H.C., TX.

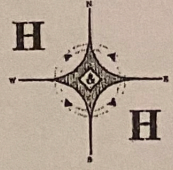
LOT: 13	BLOCK: 3	SECTION:	SUBDIVISION: THE ENCLAVE AT CASTLEBRIDGE PARTIAL REPLAT NO. 1, AMENDING PLAT	GF NO.: 1520102060
RECORDATION: H.C.F.C. NO.(S) 674127, M.R.H.C.	COUNTY: HARRIS	STATE: TEXAS	SURVEY: CHARLES CLARKSON SURVEY ABSTRACT 190	This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in <u>ZONE "X"</u> as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48201C 0440 M dated 06-19-2007
LENDER: CARTUS HOME LOANS	TITLE CO.: PRIORITY TITLE		JOB NO. 214204 L13.B3	
PURCHASER: TRUDY C. BOURDREAUX AND KIRK J. BOURDREAUX				
ADDRESS: 201 CASTLEGATE LANE, JERSEY VILLAGE, TEXAS 77065				

FIELD WORK	05/15/16-CW
DRAFTED BY	05/16/16+H
CHECKED BY	05/16/16-MR
KEY MAP NO.	409 E
REVISIONS	06/15/16 UPDATED PER NEW BUYER

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION, THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.



ALL BEARINGS BASED ON RECORDED PLAT
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



PROFESSIONAL LAND SERVICES
P. O. Box 1974
Mont Belvieu, TX 77580

(Office) 281 385-2087 (Fax) 281 385-5792

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

Date: 3/30/2022 GF No. _____

Name of Affiant(s): Kaitlyn Martin, Keithan Martin

Address of Affiant: 201 Castlegate Lane Jersey Village, TX 77065

Description of Property: Lot 13, Block 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 11-2020 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.

Kaitlyn Martin

Keithan Martin

SWORN AND SUBSCRIBED this 30th day of March, 2022

Terrie H Boyd
Notary Public

(TXR-1907) 02-01-2010

