

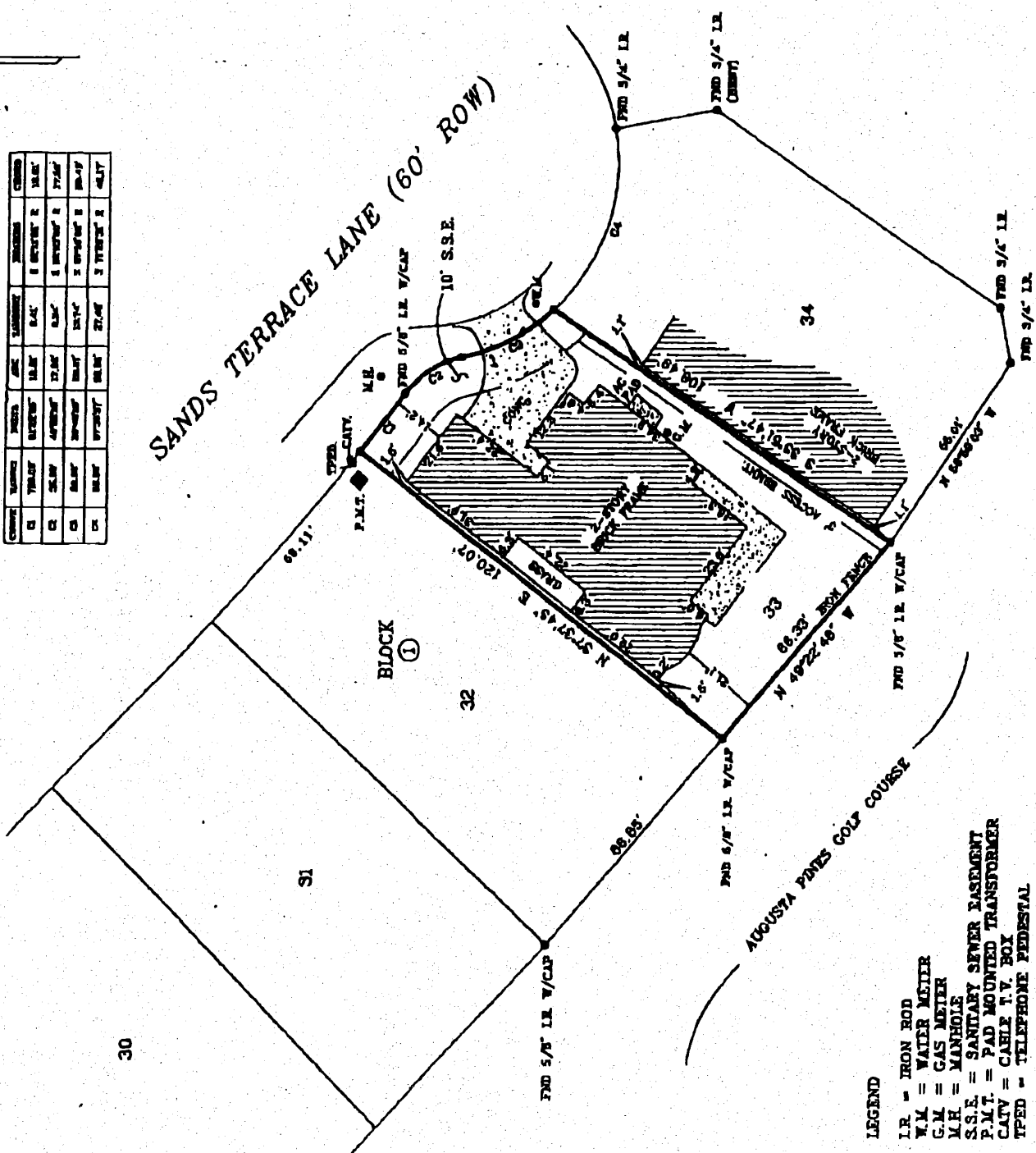
### FLOOD STATEMENT

The property shown on this survey plat lies in ZONE (X) as shown on FEMA FIRM Map Panel 48201C0070 J dated 11/06/1998. These maps are subject to change, and may not reflect the actual on-site flood conditions.

- NOTES:
1. PLAT SCALE: 1" = 30'
  2. BASIS OF BEARINGS: RECORDED PLAT
  3. ROADS DEDICATED BY RECORDED PLAT UNLESS OTHERWISE NOTED
  4. "S" = SET 3/4" IRON ROD UNLESS OTHERWISE NOTED
  5. ZERO LOT LINE AGREEMENT AND 3' ACCESS EASEMENT ARE TAKEN FROM H.C.C.P. & V000627 & U951464.

CURVE TABLE

CURVE	BEARING	CHORD	ARC	ANGLE	CHORD	ARC
C1	121.00°	121.00'	121.00'	121.00'	121.00'	121.00'
C2	121.00°	121.00'	121.00'	121.00'	121.00'	121.00'
C3	121.00°	121.00'	121.00'	121.00'	121.00'	121.00'
C4	121.00°	121.00'	121.00'	121.00'	121.00'	121.00'



LEGEND

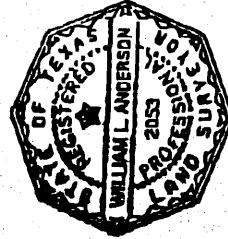
- I.R. = IRON ROD
- W.M. = WATER METER
- G.M. = GAS METER
- M.H. = MANHOLE
- S.S.E. = SANITARY SEWER EASEMENT
- P.M.T. = PAD MOUNTED TRANSFORMER
- CATV = CABLE T.V. BOX
- TFED = TELEPHONE PEDESTAL

### PLAT OF PROPERTY

Plat Showing Survey of Lot Thirty Three (33), Block One (1), of AUGUSTA PINES, SECTION TWO (2), A Recorded Subdivision, Situated in The Isaac Bunker Survey, Abstract 120, Harris County, Texas, According To The Map or Plat Thereof Recorded in Volume 471, Page 10, Map records, Harris County, Texas.

IN FIRST AMERICAN TITLE

I, Hereby Certify That This Survey Substantially Complies With The Current Texas Society of Professional Surveyors Standards and Specifications for A Category 1A, Condition III Survey.



*William L. Anderson*

William L. Anderson  
Professional Land Surveyor  
Texas Registration Number 2053

Purchaser: JACK B. & DONNA F. WALLACE  
Address: 7307 SANDS TERRACE LANE

Date: MARCH 26, 2005  
Job No: C2005-041

### GPS TECHS

990 Village Square Suite G-200  
Tomball, Texas 77375

Office: (281) 330-9294 Fax: (281) 351-7997

*X Jack B. Wallace*

*X Donna J. Wallace*

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): William A. Nieman, Annette A. Nieman

Address of Affiant: 7307 Sands Terrace Lane, Spring, TX 77389

Description of Property: Lot 33 Block 1 Augusta Pines Section 2  
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 8-2006 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.

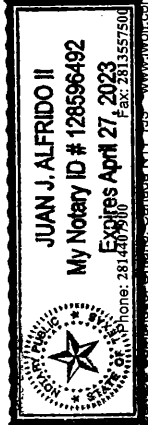
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

William A. Nieman  
William A. Nieman

Annette A. Nieman  
Annette A. Nieman

SWORN AND SUBSCRIBED this 31<sup>st</sup> day of March, 2022

Notary Public



(TXR-1907) 02-01-2010

RE/MAX Legends, 5910 FM 2920, Suite A Spring TX 77388  
Ronnie Matthews

Produced with Lone Wolf Transactions (ZipForm Edition) 231 Shea