

This property IS NOT located in the 100 year flood plain & is in insurance rate map zone X, as per map 10201C/0660K dated 4-20-00

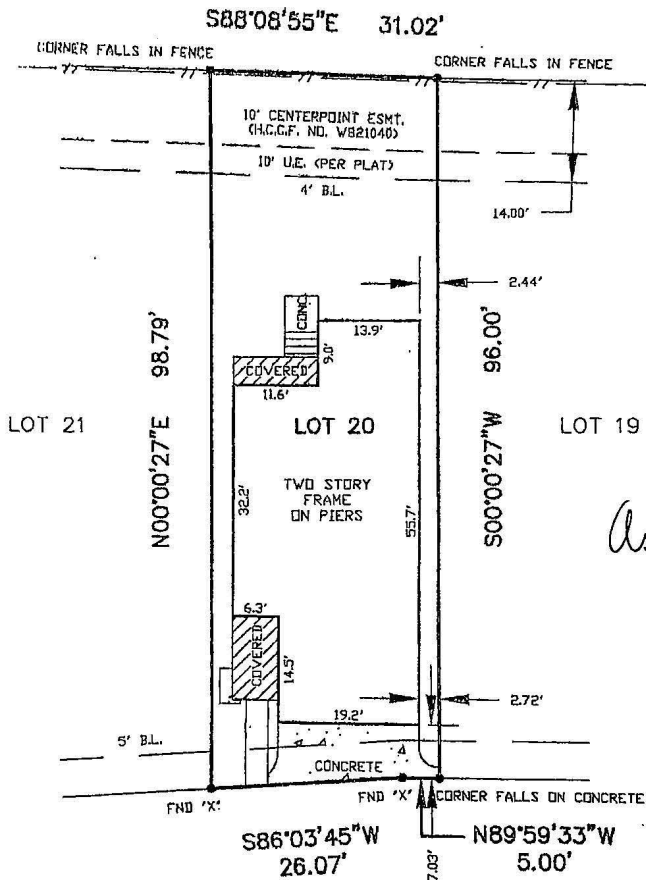
SCALE: 1" = 20'

U.E.—UTILITY EASEMENT
A.E.—AERIAL EASEMENT
B.L.—BUILDING LINE

LEGEND

R.O.W.—RIGHT OF WAY
I.R.—IRON ROD
— // — WOOD FENCE

57' HOUSTON LIGHTING & POWER COMPANY R.O.W.
VOL. 1041, PG. 577, H.C.D.R.



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Asheley D. Morton



GARDEN TRACE LANE
28' R. O. W.

NOTES:

- 1.) BASIS FOR BEARINGS ASSUMED AS PLATTED
- 2.) DISTANCES SHOWN ARE GROUND DISTANCES
- 3.) ALL ABSTRACTING DONE BY TITLE COMPANY
- 4.) SURVEY BASED ON BEST OF EVIDENCE FOUND
- 5.) EASEMENTS FOR DRIVEWAYS, INGRESS, EGRESS AND PUBLIC UTILITIES, PER VOL. 1163, PG. 185 OF THE H.C.D.R. AND IN VOL. 46, PG. 16 OF THE H.C.M.R.
- 6.) 10' EASEMENT ALONG THE NORTH PROPERTY LINE GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC. AND CENTERPOINT ENERGY HOUSTON, PER H.C.C.F. NO. W521040
- 7.) TERMS, CONDITIONS, STIPULATIONS AND EASEMENTS AS CREATED IN THAT CERTAIN INSTRUMENT ENTITLED "RESERVATIONS OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE GARDEN OAKS COURT SUBDIVISION" PER H.C.C.F. NO. V571151
- 8.) ALL EASEMENTS FOR UTILITIES, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, ETC., PER FILM CODE NO. 534125 OF THE H.C.M.R.
- 9.) TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN CITY OF HOUSTON ORDINANCE NO. 71-2053, A COPY OF WHICH IS FILED FOR RECORD PER H.C.C.F. NO. W480831

I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS THE 12 DAY OF July 2005

Michael D. Morton
MICHAEL D. MORTON - R.P.L.S. NO. 3686

THIS CERTIFICATION IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY ONE OTHER THAN THE PARTIES ADDRESSED BELOW, OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

LOT(S)	20	BLOCK	1	SUBDIVISION	GARDEN OAKS COURT		SECTION			
RECORDATION	FILM CODE NO. 534125 H.C.M.R.						COUNTY	HARRIS	STATE	TEXAS
ADDRESS	910 GARDEN TRACE LANE		CITY	HOUSTON	ZIP CODE	77018	LENDER			
PURCHASER	FORREST DAIGLE		TITLE COMPANY			AMERICAN TITLE COMPANY		G.F. NO.	2004 NT 5466494-W (00336)	
FILED BY:	MS	10-07-04	ARROW SURVEYING P.O. BOX 410 PEARLAND, TEXAS 77588 (281) 412-2294 FAX(281) 412-2314					JOB NO.	04-10-030	
DRAWN BY:	LR	10-08-04						REVISION:	01-12-05	
CHECKED BY:	MM	10-22-04								

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

Date: 06/18/2022 GF No. _____
Name of Affiant(s): Ashley Harris
Address of Affiant: 810 Garden Trace Lane, Houston, TX 77018
Description of Property: 810 Garden Trace Lane, Houston, TX 77018
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 April 2015 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.

Ashley Harris

SWORN AND SUBSCRIBED this 18 day of JUNE, 2022.

Notary Public
(TXR 1907) 02-01-2010

