

SCALE 1"=30'

LOT 152

LOT 153
 TOTAL AREA
 0.4116 ACRE
 17,931.5321
 SQUARE FEET

LOFLAND DRIVE
 (60' R.O.W.)

CENTERLINE OF
 SPRING BRANCH CREEK
 DRAINAGE EASEMENT

SPRING BRANCH CREEK
 DRAINAGE EASEMENT

0.145 ACRE
 6,318 SQ.FT.
 QUITCLAIM PORTION
 BY HARRIS CO.
 FLOOD CONTROL
 (SEE METES AND BOUNDS)

P.O.B.
 0.145 ACRE

P.O.C.
 0.145 ACRE

LOT 154

NOTES:

1. RESTRICTIVE COVENANTS BY VOLUME 40 PAGE 57 M.R.H.C.
2. BUILDING RESTRICTIONS BY THE RECORDED PLAT.
3. QUITCLAIM DEED FOR 6,318 SQ. FT. PORTION RECORDED UNDER C.C.F. No. G935455.

ELEVATION INFORMATION
 SUBJECT PROPERTY IS & IS NOT LOCATED IN
 A FEDERAL INSURANCE ADMINISTRATION DESIGNATED
 FLOOD HAZARD AREA ZONE "X" & "AE"
 AS PER MAP 480287
 PANEL 175 J DATED 6-18-07
 THE FLOOD INFORMATION IS FROM A FEMA MAP.
 WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER
 MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND
 AT THE TIME OF THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT
 EXCEPT AS SHOWN.
 STEPHEN RODRIGUEZ R.P.L.S. No. 5325

LOT:	153	BLOCK:	8	SUBDIVISION:	A REPLAT OF SPRING OAKS, SEC. 2	
COUNTY:	HARRIS	STATE:	TEXAS	RECORDATION:	VOL. 40 PG. 57 M.R.H.C.	
PURCHASER:	GLEN JANUARY			MORTGAGE CO.	FIELD WORK 3-28-10 KR	
ADDRESS:	8408 LOFLAND DRIVE			TITLE CO.	DRAFTING 3-28-10 KLI	
					FINAL CHECK 3-30-10 S.R.	
					KEY 77055	

COPPERFIELD
 LAND SURVEYING CO.
 COPPERFIELD LAND SURVEYING
 8524 HWY. 6 NORTH BOX 205
 HOUSTON, TEXAS 77095
 TEL (281)861-8826
 FAX (281)859-3532

3-28-2010

EXHIBIT "A"

A 0.145 ACRE TRACT OF LAND SITUATED IN THE COUNTY OF HARRIS, STATE OF TEXAS, BEING A PART OF THE A.H. OSBOURNE SURVEY, ABSTRACT No. 610, AND BEING PART OF THAT 60 FOOT EASEMENT CONVEYED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT BY SPRING OAKS, SECTION 2 ACCORDING TO A PLAT OF RECORD IN VOLUME 40 AT PAGE 57 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT No. 153 OF SAID SPRING OAKS, SECTION 2, ALONG THE SOUTHERLY LINE OF SAID LOT No. 153;

THENCE NORTH 57 DEG. 41 MIN. 54 SEC. EAST, 97.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.145 ACRE TRACT OF LAND;

THENCE NORTH 14 DEG. 28 MIN. 57 SEC. EAST, 83.12 FEET TO A POINT FOR CORNER;

THENCE NORTH 42 DEG. 35 MIN. 48 SEC. EAST, 19.46 FEET TO A POINT FOR CORNER;

THENCE NORTH 51 DEG. 47 MIN. 40 SEC. WEST, 32.97 FEET TO A POINT FOR CORNER;

THENCE NORTH 49 DEG. 53 MIN. 06" EAST, 39.25 FEET TO A POINT FOR CORNER;


THENCE SOUTH 42 DEG. 18 MIN. 19 SEC. EAST, 82.86 FEET TO A POINT FOR CORNER;

THENCE SOUTH 38 DEG. 14 MIN. 06 SEC. EAST, 5.43 FEET TO A POINT FOR CORNER;

THENCE SOUTH 42 DEG. 35 MIN. 48 SEC. WEST, 32.61 FEET TO A POINT FOR CORNER;

THENCE SOUTH 14 DEG. 28 MIN. 57 SEC. WEST, 4.24 FEET TO A POINT FOR CORNER;

THENCE SOUTH 57 DEG. 41 MIN. 54 SEC. WEST, 87.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,318 SQUARE FEET (0.145 ACRE) OF LAND, MORE OR LESS.



A-1-10
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: April 23, 2013

GF No. _____

Name of Affiant(s): GLENN A JANUARY

Address of Affiant: 8834 BURKHART RD, HOUSTON, TX 77055

Description of Property: LT 153 BLK 8 SPRING OAKS SEC 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 TX, personally appeared Affiant(s) who after by me being duly 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 with the improvements located on the Property.

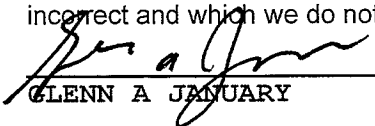
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since April 1, 2010 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. conveyance, 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): _____

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 the Title Company or the title insurance 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.



GLENN A JANUARY

SWORN AND SUBSCRIBED this 23rd day of April, 2013
Charlotte L. McCleskey
Notary Public

