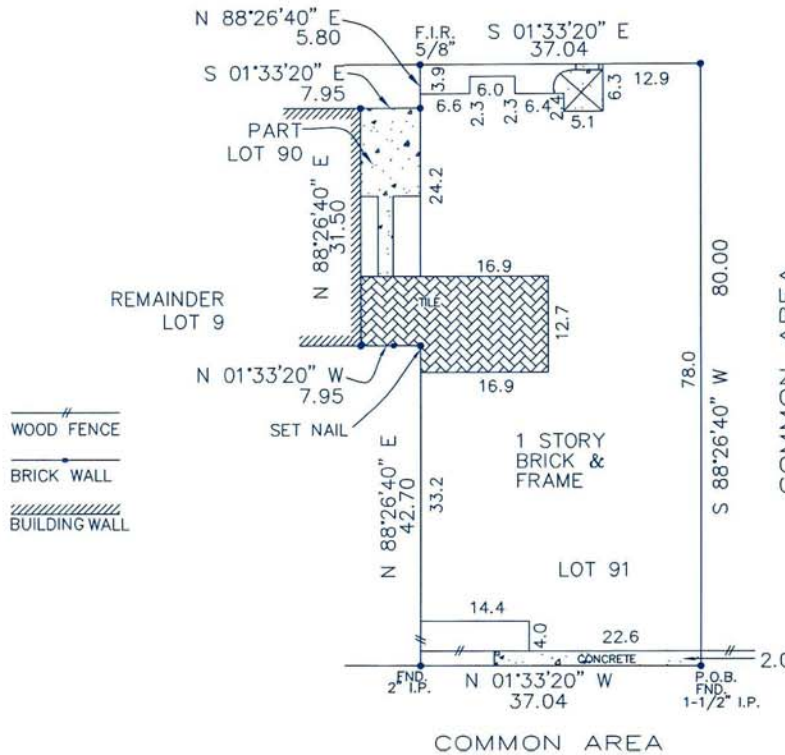


NOTE: ALL CORNERS BUILDING
CORNERS UNLESS OTHERWISE NOTED

SCALE
1" = 20'

COMMON AREA



2934 TEAGUE ROAD
(60' R.O.W.)

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

BUYER	NANCY McDONOUGH	PROPERTY ADDRESS	2934 TEAGUE ROAD HOUSTON, TEXAS 77080
-------	-----------------	------------------	--

LEGAL DESCRIBED PROPERTY
LOT 91 AND A PORTION OF LOT 90, OF SPRING SHADOW TOWNHOUSES, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 205, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS, ATTACHED.

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- AN AGREEMENT FOR ELECTRIC SERVICE RECORDED UNDER H.C.C.F. No. F254065.
- COMMON AREA EASEMENTS RECORDED IN H.C.C.F. No(s). F213300, J011240, L171136, AND U209744.
- PARTY WALL AGREEMENT RECORDED UNDER CLERK'S FILE NO. G930763.



SUBJECT PROPERTY DOES NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO: 480296 0635 K 4-20-00 ZONE X
FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

© 2006 PRO-SURV SURVEYING COMPANY

INVOICE#	0612124	JOB#	0612124
G.F.#	606846	DATE	12-15-06

PRO-SURV
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE- 281-996-1113 Fax - 281-996-0112

FIELD WORK		I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
DRAFTING	RAR	
FINAL CHECK		

Exhibit "A"

Property Description

Lot Ninety-One (91) and a portion of Lot Ninety (90) of SPRING SHADOWS TOWNHOUSES, SECTION TWO (2), an Addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 205, Page 36 of the Map Records of Harris County, Texas, together with all improvements thereon and all easements and appurtenances thereto, and together with the beneficial interest of use and enjoyment in and to the Common Area appurtenances thereto, as defined in the Declaration of Covenants, Conditions and Restrictions set forth in instrument filed for record under Harris County Clerk's File No. G-930763; said Lot Ninety-one (91) and a portion of Lot Ninety (90) being more particularly described by metes and bounds at Film Code 013-76-0709 of the Official Public Records of Real Property of Harris County, Texas, such description being as follows. to-wit:

BEGINNING at a 1-1/2" iron pipe at the Southwest corner of Lot 91;

THENCE North 1 deg. 33 min. 20 sec. West with the West line of Lot 91 a distance of 37.04 feet to a 2" iron pipe at the Northwest corner of Lot 91 and the Southwest corner of Lot 90;

THENCE North 88 deg. 26 min. 40 sec. East with the common line between said two lots, at 5.90 feet pass the Northwest corner of a one story townhouse on Lot 91 and continuing in part with its North face and in part and in part with the North face of a brick patio wall at a total distance of 42.70 feet to "Mag" Nail set for corner;

THENCE North 1 deg. 33 min. 20 sec. West with line Lot 90 with the West face of said wall 7.95 feet to a building corner for corner;

THENCE North 88 deg. 26 min. 40 sec. East a distance of 31.50 feet to a building corner for corner;

THENCE South 1 deg. 33 min. 20 sec. East a distance of 7.95 feet to a point in building wall for corner;

THENCE North 88 deg. 26 min. 40 sec. East with said common lot line and in part with the North face of said townhouse 5.80 feet to a 5/8" iron rod for corner at the common East corner of said two lots;

THENCE South 1 deg. 33 min. 20 sec. East with the East line of Lot 91 a distance of 37.04 feet to a building corner for the Southeast of the herein described tract;

THENCE South 88 deg. 26 min. 40 sec. West in part with the South face of said townhouse and with the South line of Lot 91 a distance of 80.00 feet to the PLACE OF BEGINNING.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

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

Date: _____

GF No. _____

Name of Affiant(s): Ron Davis, Belinda Davis

Address of Affiant: 2934 Teague Rd, Houston, TX 77080

Description of Property: Lt 91 1/148 Int Common Land & Ele Spring Shadows T/H 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 _____, 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 December 15, 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.

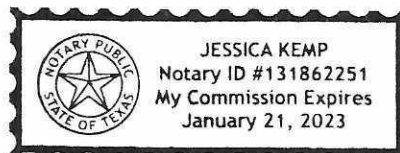
EXCEPT for the following (If None, Insert "None" Below:) None

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.

Ron Davis
Ron Davis

Belinda Davis
Belinda Davis



SWORN AND SUBSCRIBED this 6th day of July, 2022

J Kemp
Notary Public

(TXR-1907) 02-01-2010

Page 1 of 1