



TITLE COMPANY:



281-598-4777

G.F. #: 40403-GAT77

ISSUE DATE: APRIL 5, 2016

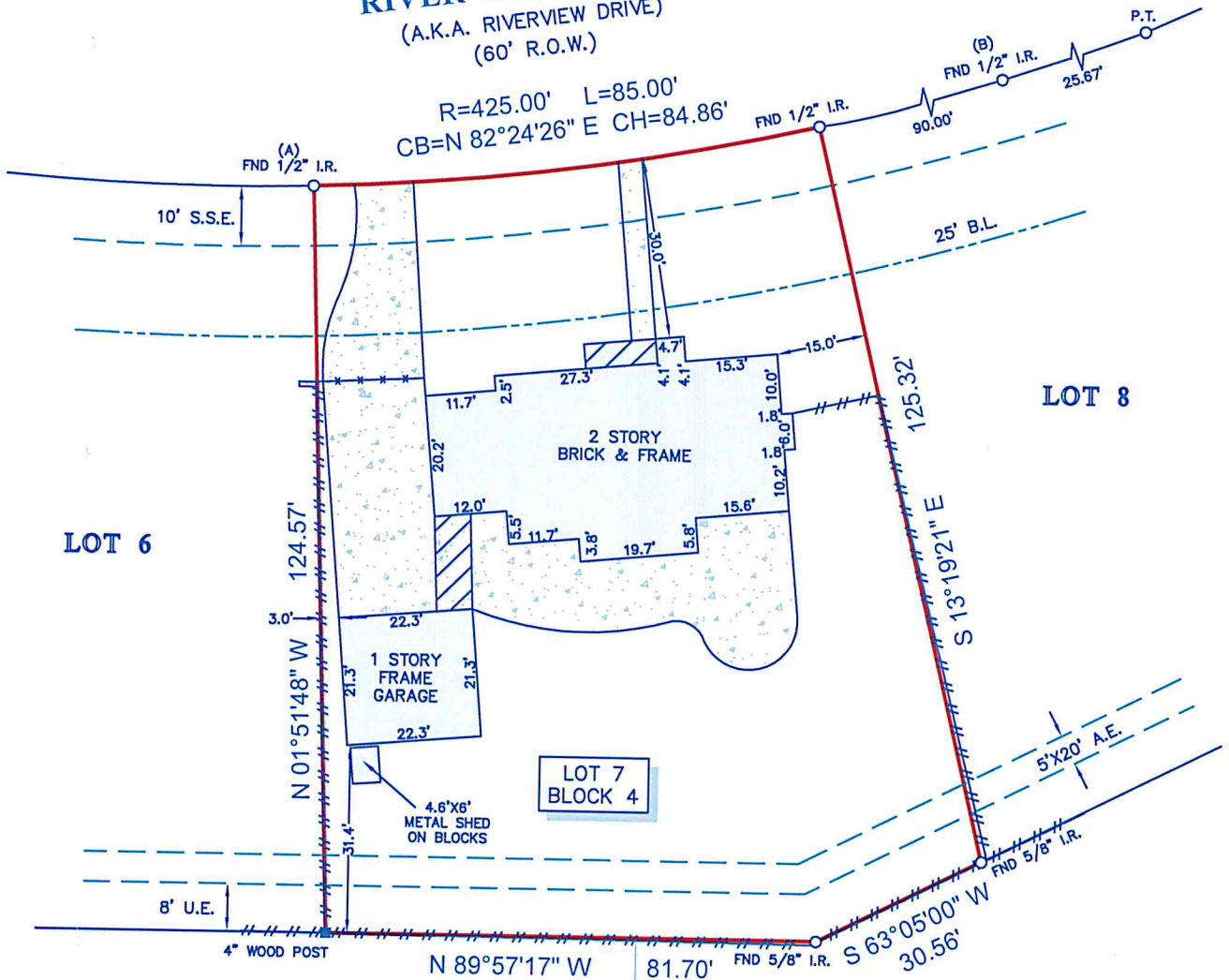


SCALE 1"=30'



RIVER VIEW DRIVE
(A.K.A. RIVERVIEW DRIVE)
(60' R.O.W.)

R=425.00' L=85.00'
CB=N 82°24'26" E CH=84.86'



LAKESIDE FOREST
SECTION 3
VOL. 185, PG. 88
M.R.H.C.

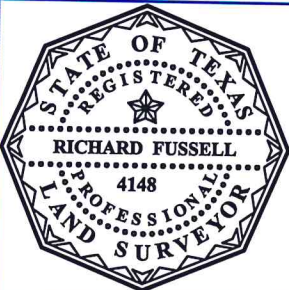
LEGEND

B.L.	= BUILDING LINE		BRICK WALL
U.E.	= UTILITY EASEMENT		2ND FLOOR ONLY
A.E.	= AERIAL EASEMENT		CONCRETE
S.S.E.	= SANITARY SEWER EASEMENT		COVERED AREA
			FENCE
			WOOD
			METAL

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ABOVE, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON APRIL 5, 2016, UNDER G.F. NO. 40403-GAT77.
7. AN ELECTRIC DISTRIBUTION EASEMENT TO H.L.&P. AS RECORDED IN C.F. NO. D019388.
8. AN AGREEMENT WITH H.L.&P. AS RECORDED IN C.F. NO. D045872.

LEGAL DESCRIPTION: LOT 7, IN BLOCK 4, OF LAKESIDE FOREST, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 163, PAGE 109 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 19, 2016 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT: JEANNE ELYSE MCLEAN AND JAMES E. MCLEAN, JR.
ADDRESS:

11003 RIVER VIEW DRIVE (A.K.A. RIVERVIEW DRIVE)

www.survey1inc.com
survey1@survey1inc.com



FIELD CREW: JF	TECH: EF
DRAFTER: EF	FINAL CHECK: BC
DATE: APRIL 19, 2016	
JOB# 4-44626-16	

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

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

Date: _____ GF No. _____
Name of Affiant(s): Elyse McLean, Jr, James McLean, Jr
Address of Affiant: 11003 Riverview Dr, Houston, TX 77042
Description of Property: Lot 7 Blk 4 Lakeside Forest Sec 1
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 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 04/05/2016 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.

Elyse McLean
James McLean

SWORN AND SUBSCRIBED this 8 day of August, 2022.

[Signature]
Notary Public
(TXR 1907) 02-01-2040

