

SOUTH TEXAS MISSIONARY BAPTIST ASSOCIATION  
C.F. NO. B63404D  
O.P.R.H.C.

SCALE 1"=30'

DUNBAR STREET  
(60' R.O.W.)

LOT 7

LOT B  
(BLOCK 93)



LOT 9

SHELBY CIRCLE  
(PLATTED AS YATES AVENUE)  
(50' R.O.W.)

LOWDEN AVENUE  
(50' R.O.W.)

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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.

LEGAL DESCRIPTION: LOT B, IN BLOCK 93, OF SUNNYSIDE PLACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 855, PAGE 378 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

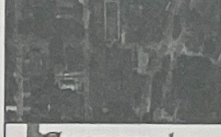
CLIENT: EDWIN HERNANDEZ

ADDRESS: 3805 SHELBY CIRCLE



SURVEYORS CERTIFICATE:  
IN MY PROFESSIONAL OPINION, THIS PLAT PRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON FEBRUARY 8, 2019 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.

RICHARD FUSSELL  
RPLS 4148



TITLE COMPANY

**HTC**  
Homeland Title Company  
281-918-5100

S.F. # 07-1917435P      ISSUE DATE: JANUARY 28, 2019



|                                   |            |             |            |
|-----------------------------------|------------|-------------|------------|
| www.survey1inc.com                | FIELD CREW | TECH        | DATE       |
| survey1@survey1inc.com            | RF         | SF          | 2-10-19    |
| Firm Registration No. 100758-00   | DRAFTER    | FINAL CHECK | JOB#       |
| P.O. Box 2943   AHN, TX 77512     | LCJ        | ET          | 2-70152-19 |
| (281)333-1362   Fax (281)333-1363 |            |             |            |

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

Date: June 1, 2022 GF No. 22-680583-HC

Name of Affiant(s): Rahwa Baatni

Description of Property: 3805 Shelby Circle Houston, TX 77051

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.

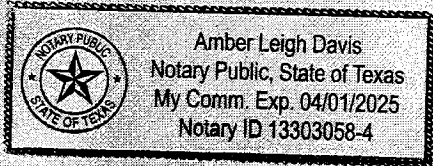
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn stated:

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 of 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 the this transaction. We understand that the Title Company may make exceptions to the cover of the title insurance as Title Company may deem appropriate. We understand that the buyer 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 09/09/2019 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 wall;
  - c) Construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d) Conveyances, replattings, easement grants and/or easement dedications (such as 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 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 knew to be incorrect and which we do not disclose to the Title Company.

Rahwa Baatni  
Rahwa Baatni



SWORN TO AND SUBSCRIBED BEFORE ME ON 6-1-22

Amber Leigh Davis  
Notary Public - State of Texas