


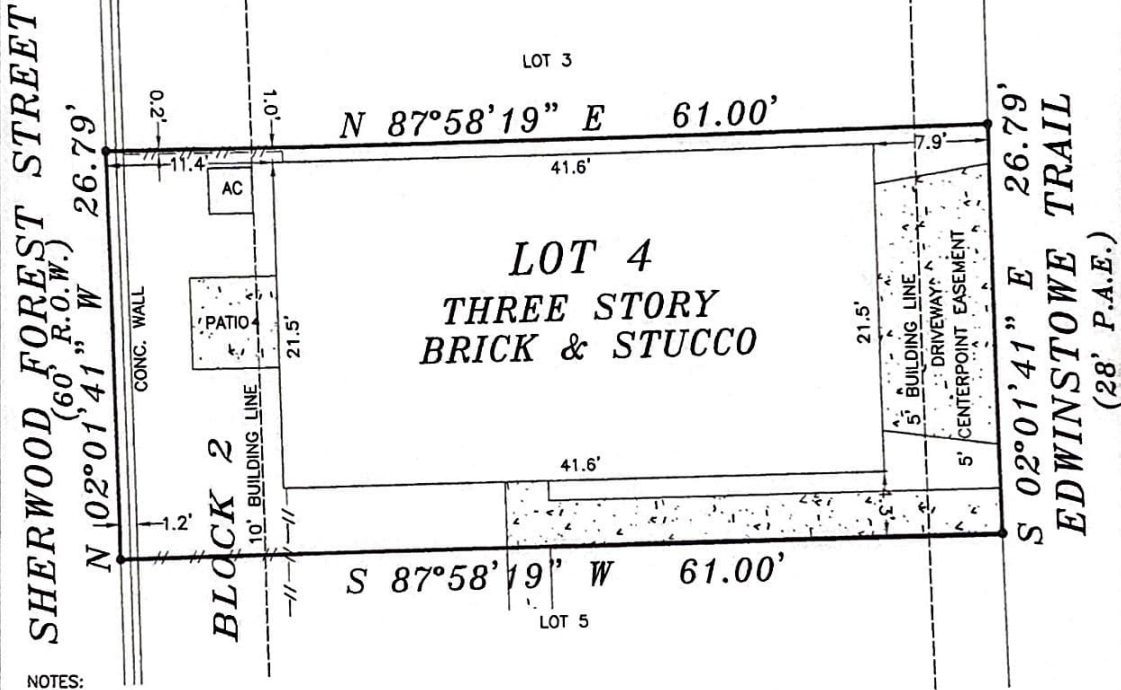


LEGEND

-  = COVERED
-  = CONCRETE
-  = WOOD FENCE

1" = 10'



NOTES:

1. 5' CENTERPOINT EASEMENT PER H.C.C.F. NO. 20150311798 R.P.R.H.C., TX.
2. COMMON AREA AGREEMENT PER H.C.C.F. NO.(S) 20140490933, 20150563502, AND 20160120134 R.P.R.H.C., TX.
3. ELECTRICAL SERVICE AGREEMENT PER H.C.C.F. NO. 20150100594 R.P.R.H.C., TX.
4. BLANKET EASEMENT WATER/SEWAGE SERVICE PER H.C.C.F. NO. 2016-94249 R.P.R.H.C., TX.
5. PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER FILM CODE # 671043, M.R.H.C., TX AND H.C.C.F. NO.(S) 2016-94249, 2016-2019701, 2017-93823, 2017-100939 AND 2017-110839, R.P.R.H.C., TX.
6. ALL CORNERS ARE MARKED WITH 1/2" CAPPED IRON RODS MARKED H&H LAND, UNLESS OTHERWISE NOTED.

GF NO.: 1720102855

LOT: 4	BLOCK: 2	SECTION:	SUBDIVISION: RETREAT AT SHERWOOD	This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in ZONE "X" as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480296 0640L dated 06-18-2007
RECORDATION: FILM CODE #671043, M.R.H.C.	COUNTY: HARRIS	STATE: TEXAS	SURVEY: C. WILLIAMS SURVEY ABSTRACT 834	
LENDER: PRIORITY HOME MORTGAGE, LP		TITLE CO.: PRIORITY TITLE		JOB NO. 215198 L4.B2
PURCHASER: MARY MARGARET LEMASTER AND CHRISTOPHER DANIEL MURPHY				
ADDRESS: 1305 EDWINSTOWE TRAIL, HOUSTON, TEXAS 77043				

FIELD WORK
11/07/17-CW
DRAFTED BY
11/08/17-HH
CHECKED BY
11/08/17-MR
KEY MAP NO.
449 X
REVISIONS

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

ALL BEARINGS BASED ON RECORDED PLAT
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



PROFESSIONAL LAND SERVICES

P. O. Box 1974
Mont Belvieu, TX 77580
Firm No. 10052400

(Office) 281 385-2087 (Fax) 281 385-5792

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

Date: 01/27/2023 GF No. _____
Name of Affiant(s): Mary Lemaster Christopher Murphy
Address of Affiant: 10718 Russett Dr. Houston, TX 77042
Description of Property: LT 4 BLK 2 RETREAT AT SHERWOOD
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 11/08/2017 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.

[Signature]

SWORN AND SUBSCRIBED this 24 day of January, 2023.

Notary Public
(TXR 1907) 02-01-2010

