

SURVEYOR'S NOTE(S):

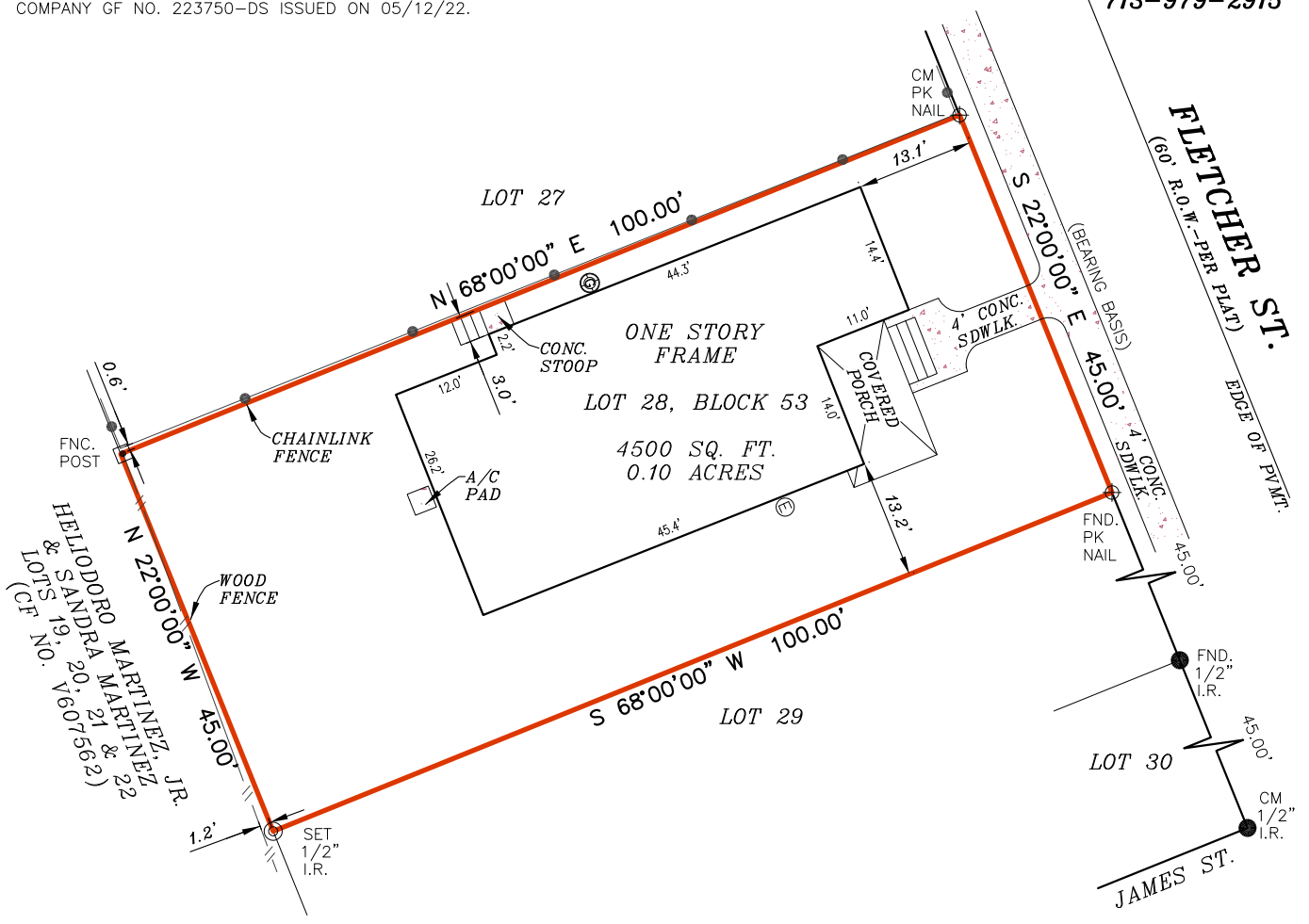
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 223750-DS ISSUED ON 05/12/22.













**RIVERWAY
TITLE**
Damian Smith
713-979-2915



LEGEND

These standard symbols will be found in the drawing.

-  BOUNDARY LINE
-  WOOD FENCE
-  CHAINLINK FENCE
-  SET 1/2" IRON ROD WITH CAP
-  FOUND IRON ROD
-  FOUND PK NAIL
-  FENCE POST
-  ELECTRIC METER
-  GAS METER
-  CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48201C PANEL: 0690 N
REV. DATE: 01/06/2017
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to RIVERWAY TITLE and

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

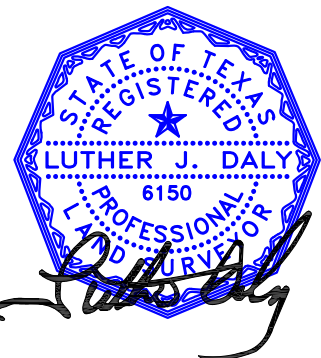
Borrower/Owner: JORGE GARCIA CATALA
Address: 2009 FLETCHER ST., HOUSTON, TX 77009 GF No. 223750-DS

Legal Description of the Land:

Lot 28, in Block 53, A.C. ALLEN ADDITION to the City of Houston, N.S.B.B., an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 56, of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 1, PAGE 56, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO. 20150404604, HARRIS COUNTY, TEXAS CLERK'S FILE NO. RP--2016-19010, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150

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Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

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

Date: 4-27-2023 GF No. _____

Name of Affiant(s): Jaime Rafael Casas Salamanca - 1925 Common Street LLC

Address of Affiant: 2409 Bering Dr. Apt 8 Houston TX 77057

Description of Property: 2009 Fletcher St. Houston TX 77009
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."): 1925 Common Street LLC

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 July 2022 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.

Jaime S.
Jaime Rafael Casas Salamanca

State of Texas. County of Fort Bend

SWORN AND SUBSCRIBED this 27th day of April, 2023

Notary Public *Pamela M. Holmes*



(TXR-1907) 02-01-2010

This notarial act was an online notarization

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