

FRONTIER TITLE CYPRESS
9945 BARKER CYPRESS SUITE 290
CYPRESS, TEXAS 77433

11618 VALRUN DRIVE
HOUSTON, TEXAS 77070



The undersigned have/has received and reviewed a copy of this survey.

Date: _____

Buyer: _____

Client: FRONTIER TITLE CYPRESS

G.P. No. 19-50780-CY

Drafter/Field Crew: A.G. /

ARTHUR
LAND SURVEYING



P.O. Box 40065 - Houston, TX 77240
281-937-2731 Branch no. 10194357
arthursurveying.com

I hereby certify that this map represents a survey made upon the ground under my supervision. To the best of my knowledge, this survey is based on the available record and physical evidence obtained at the time of survey and that there are no visible discrepancies, deed line conflicts, encroachments of record, protrusions, overlapping of improvements, easements or roadways except as shown hereon. The bearings show hereon are based on the above referenced recorded map or plat unless otherwise noted.



05/16/19

SURVEYORS CERTIFICATION

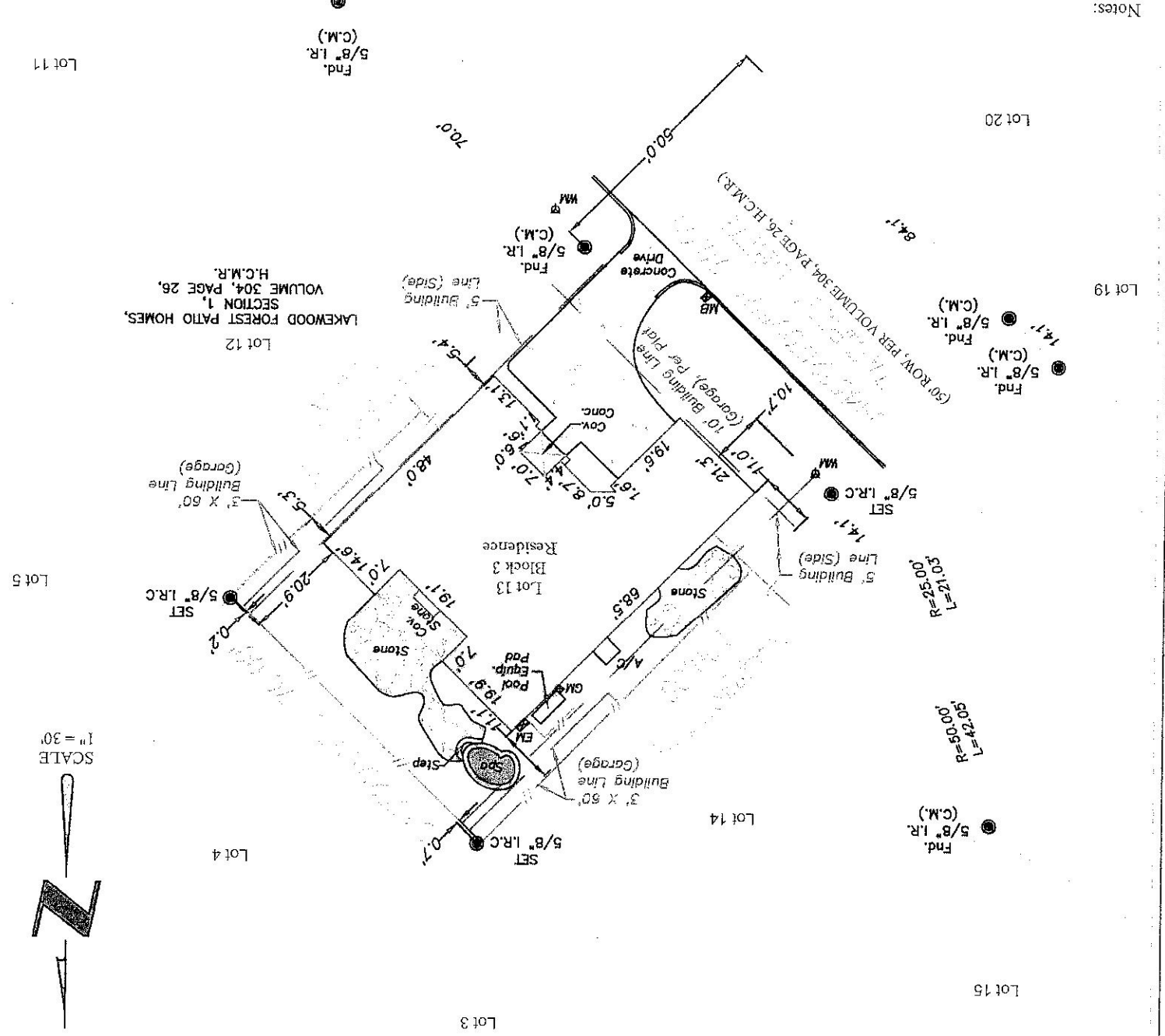
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE "X". THIS PROPERTY WAS FOUND IN HARRIS COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 4802870430M, DATED JULY 30, 2018

LEGEND - C.M. = Controlling Monument; Fnd. = Found; I.R. = Iron Rod; L.P. = Iron Pipe
O.H.E. = Overhead Electric; I.R.S. = Set Iron Rods 1/2" diameter with yellow cap stamped
"Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted.
(Inset/Post) centerline (overhead electric) — or — or —

PROPERTY DESCRIPTION:
LOT THIRTEEN (13), IN BLOCK THREE (3), OF LAKEWOOD FOREST PATIO HOMES, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 304, PAGE 26, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Notes:

- Buyer - Gregory Hill & Amanda Turner-Hill
- Subject to drainage easement extending 15 feet on each side of the centerline of any and all natural drainage courses per the Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure. No natural drainage courses were observed during our survey.
- Surveyor did not abstract subject property. This survey was prepared with information contained in title commitment GF No. 19-50780-CY of Frontier Title Company, Effective date of April 30, 2019, Issued date of May 10, 2019, and is subject to the limitations of that commitment.
- Subject to easements and setbacks as per restrictions recorded in Volume 304, Page 26 of the Map and/or Plat Records; County Clerk's File No(s), H140440, H539757, U138284, 20060064012, 20080615900, 20080616178, 20110545737, 20110545738, 20110545740, 20110545741, 20110545742 of the Official Public Records of Harris County, Texas.
- Plat is illegible. Survey was prepared using physical and recorded information available at time of survey.
- The terms, conditions and stipulations of that certain Agreement for Underground Electric Service with Houston Lighting & Power Company, a Texas corporation as shown by instrument filed for record under Harris County Clerk's File No. H559156.



11618 VALRUN DRIVE

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

Date: Apr 24, 2023

Name of Affiant(s): Amanda K. Turner-Hill

Address of Affiant: 11618 Vailrun Drive, Houston, TX 77070

Description of Property: LOT 13, BLOCK 3, LAKEWOOD FOREST PATIO HOMES

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."): N/A

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 5-16-2019 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 walls; c. construction projects on immediately adjoining property(ies) which encroach on the Property; d. conveyances, replatings, 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):

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.

Amanda K. Turner-Hill

SWORN AND SUBSCRIBED this 24 day of April, 2023

Notary Public
Betty Elkins

(TXR-1907) 02-01-2010

