

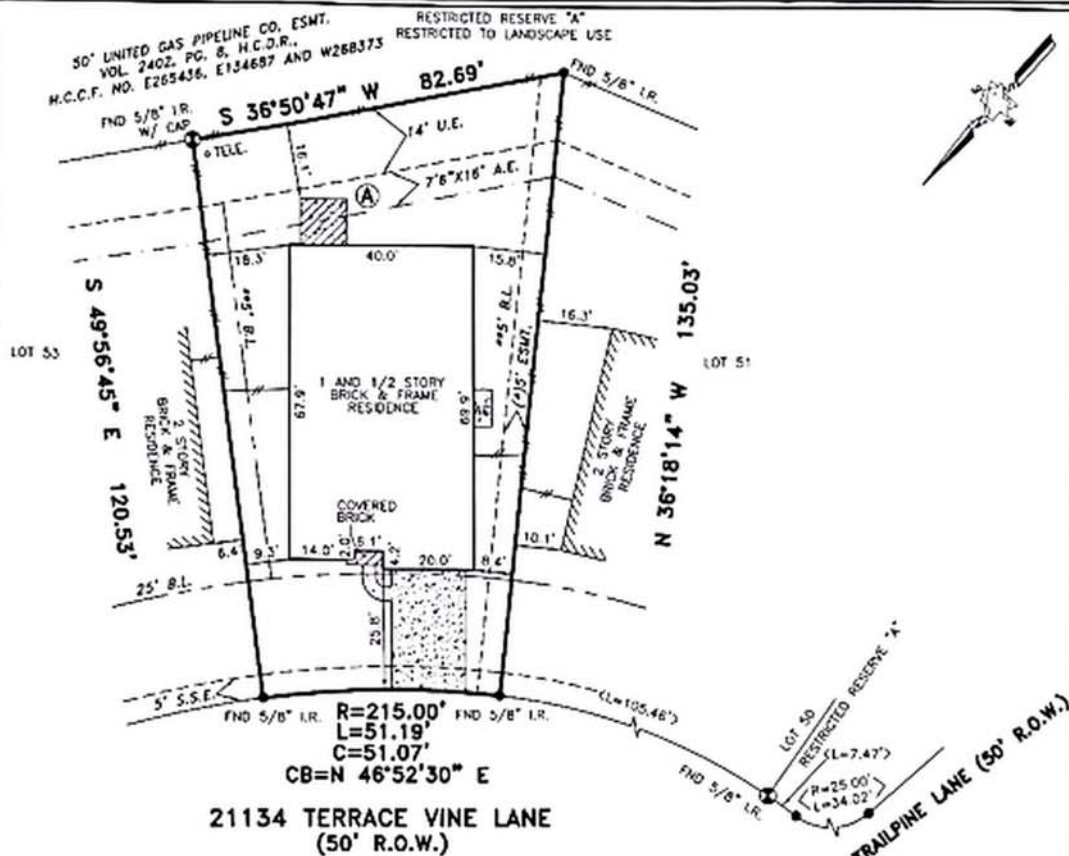


TRI-TECH SURVEYING CO., L.P.

10401 WESTOFFICE DRIVE

HOUSTON, TEXAS 77042

PHONE: (713) 667-0800



21134 TERRACE VINE LANE
(50' R.O.W.)

(*) CENTERPOINT ENERGY HOUSTON ELECTRIC EASEMENT AS DEFINED PER H.C.C.F. # X297563.

*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
**DEED RESTRICTIONS PER H.C.C. FILE NO. 5549311 & X311036

ALL ROAD CAPS ARE "CARTER & BURGESS",
UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE
CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION
AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS
AS DEFINED PER FIRM CODE NO. 542045, M.H.C.T.K., H.C.C. FILE
NOS. J040968, 5549311, 5563609, V920282, X297563, X311036,
X428558, X678174, X822531.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F. #N-253886 AND
CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F. #M-337573 AND
AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.

BEARINGS REFERENCED TO: PLAT NORTH

● REVISION 02-13-07 CHANGE BUYER

ⓐ COVERED PATIO DOES NOT PROTRUDE INTO A.E.
FIELD VERIFIED 09-22-06

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE
LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE
MAPS (F.I.R.M.'S). 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.

(~) SUBJECT PROPERTY LIES WITHIN ZONE "X" PER TROPICAL STORM
ALLISON RECOVERY PROJECT (TSARP).

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2007, TRI-TECH SURVEYING CO., L.P.

LEGEND

☐ CONCRETE

▨ COVERED

▭ ASPHALT

< > CALL

—●— IRON FENCE

—//— WOOD FENCE

◆ REVISION

ⓐ CONTROLLING
MONUMENT
04-19-06

—●— CHAIN LINK
FENCE

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT
AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF
RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED
MAP OR PLAT AND TITLE INFORMATION PROVIDED BY MTH TITLE COMPANY,
L.C., G.F. NO. 04102281, DATED 01-25-07.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon
represents a boundary survey made on the ground under my direction and supervision on the tract or
parcel of land, according to the map or plat thereof, indicated below.

drawn by TARRECONDO

BOUNDARY SURVEY OF

ADDRESS: 21134 TERRACE VINE LANE

LOT: 52 BLOCK: 2 OF: WINDROSE WEST SEC. 9

RECORDED IN FIRM CODE NO.: 542045 MAP RECORDS HARRIS COUNTY, TX

BORROWER: ALVARO F. VALENCIA AND AMODIS M. PALADINES

TITLE COMPANY: MTH TITLE COMPANY, LC G.F. # 04102281

SURVEYED FOR: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES

F.I.R.M. MAP NO. 48201C PANEL # 0235K ZONE "X" (~) REVISED 4-20-00

DATE: 09-22-06 SCALE: 1" = 30' T.T. JOB #: 13707-05 MERITAGE JOB #: 021-558

Professional Surveyor Seal for Alvaro F. Valencia, License No. 213507. The seal includes the text 'STATE OF TEXAS', 'SURVEYOR', and 'ALVARO F. VALENCIA'. A signature is written over the seal.

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

Date 12/29/2023

GF No. _____

Name of Affiant(s) Alvaro Valencia, Amadis Paladines

Address of Affiant: 21134 Terrace Vine Ln, Spring, TX 77379

Description of Property: LT 52 BLK 2 WINDROSE WEST SEC 9

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 February 13, 2007 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): Storage Shed in backyard.

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.

Alvaro Valencia

Alvaro Valencia

Amadis Paladines

Amadis Paladines

SWORN AND SUBSCRIBED this 29th day of December, 2023

Notary Public



(TXR-1907) 02-01-2010