

BOUNDARY SURVEY
 1460421
 1460421

ALL IRON RODS SET BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053785800"

RESTRICTED RESERVE "B"

F.M.C. POST BEARS S 73-40 W, 0.5'

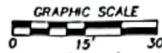
LOT 6

LOT 7

F.M.C. POST BEARS S 36-49 W, 0.5'

S 89°06'07" W 91.53'

8' U.E.
5'6"X16' A.E.



NORTH

THE FOLLOWING ITEMS AS SHOWN ON THE DRAWING, UNLESS NOTED OTHERWISE, ARE TAKEN FROM THE RECORDED PLAT:

25' B.L.
8' U.E.
2' W.L.E.
5'6"X16' A.E.

H.L.P. UNDERGROUND ELEC. SVC. INSTALLATION/DISTRIBUTION AGREEMENT C.C.'S FILE NO. J966739, O.R.H.C.T.

UNLESS OTHERWISE NOTED, THESE DOCUMENTS NOT REVIEWED BY THE SURVEYOR.

ANY COVENANTS, CONDITIONS OR RESTRICTIONS, IF ANY, APPEARING IN VOLUME 331, PAGE 140 AND AMENDED IN FILM CODE NO. 372056, M.R.H.C.T. COUNTY CLERK'S FILE NO(S). E093187, K247871, N495634, S439432, X411799 AND Z12914, O.R.H.C.T.

LOT 14

26

#20014

1STORY BRICK AND FRAME RESIDENCE

CONCRETE DRIVE

25' B.L.

LOT 13

C1

1/2" IRF BEARS N 39-18 E, 0.5'

POWERSCOURT DRIVE
FORMERLY HURST WOOD DRIVE

60' PUBLIC RIGHT-OF-WAY

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	630.00	76.95

RLS #:	10-09-0518
CLIENT #:	1460421-H080
FIELD DATE:	09/29/10
DRAFTER:	DMP
APPROVED:	DRH
SCALE:	1" = 30'

ADDRESS
20014 POWERSCOURT DRIVE
HUMBLE, TEXAS 77346

LEGAL DESCRIPTION: (AS FURNISHED)

LOT 13, IN BLOCK 26, AMENDED PLAT OF PINEHURST OF ATASCOCITA SECTION EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 372056 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT. ALL BEARINGS AND DISTANCES ARE PLAT AND ACTUAL UNLESS OTHERWISE NOTED.

CONTROLLING MONUMENTS: A 1/2" IRF FOR THE SE CORNER OF LOT 12 AND A 1/2" IRF FOR THE SW CORNER OF LOT 14.

LIST OF POSSIBLE ENCROACHMENTS: NONE APPARENT

RESIDENTIAL LAND SERVICES

1700 S. Broadway, Building E.
Meers, OK 73160
FAX: (800) 954-0759
PHONE: (405) 378-5800
WWW.RLSNOW.COM



First American Title Company



KELLER WILLIAMS REALTY

Diana Coleman
832-368-6855

dcoleman@kingwoodcable.com
www.dianacoleman.com

SeeMyNewHome!

SURVEYOR FILE NUMBER: 10-09-0285

THE SURVEYING COMPANY: RESIDENTIAL LAND SERVICES CERTIFIES THE ACCURACY AND SUFFICIENCY OF THE SURVEY PROVIDED HEREON.

CERTIFIED TO: (AS FURNISHED)
FIRST AMERICAN TITLE COMPANY
PROVIDENT HOME LOANS, A DBA OF PROVIDENT FUNDING ASSOCIATES
DAVID AQUIRE AND DOLORES AQUIRE

- NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND	
TELE ☐	= TELEPHONE BOX
CATV ☐	= CATV BOX
PP ☐	= POWER POLE
EM ☐	= ELECTRIC METER
GM ☐	= GAS METER
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
—	= OVERHEAD UTILITY LINE
—	= CHAIN LINK FENCE
—	= WOOD FENCE
—	= WIRE FENCE
—	= ASPHALT
—	= GRAVEL
—	= CONCRETE

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
ACCORDING TO THE STANDARD FLOOD HAZARD DETERMINATION FORM PREPARED BY FIRST AMERICAN FLOOD DATA SERVICES ON 08-29-2010, THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X". PER F.E.M. PANEL NUMBER 48010 0300, LAST REVISION DATE 08-18-2007, THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
FOR ALL INQUIRIES CONTACT:
RLS
rls.info@rlsnow.com
(405) 378-5800
FORM B.71X

SURVEYOR'S CERTIFICATE

I, D.R. HELMUTH, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3674, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



SURVEYOR: D.R. HELMUTH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3674, DATED: 09-30-10

NOT VALID WITHOUT A VERIFIED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: _____ Date: _____ / _____ Date: _____

Notary

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

Date: 11/8/2023 GF No. _____

Name of Affiant(s): David G. Aguirre, Dolores Aguirre

Address of Affiant: 20014 Powerscourt Dr., Humble, Tx. 77346

Description of Property: Lot 13, Blk 26 Pinewood of Atascocita Sec 8
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 9-30-2010 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

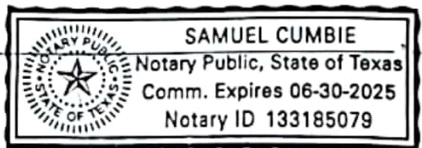
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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]
David G. Aguirre
[Signature]
Dolores Aguirre

SWORN AND SUBSCRIBED this 8 day of November

Notary Public



2023
1

