


[Handwritten signatures]

BEARINGS BASED ON SUBDIVISION PLAT
 DCM = DIRECTIONAL CONTROL MONUMENT
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 STM.S.E. = STORM SEWER EASEMENT

Fence locative ties are approximate and may not be used for boundary determination. Bearings based on identified monuments along the right-of-way line of Yarwell Drive. All matters by restrictions as applicable to subject property per H.C.C.F. No. RP-2016-265609

OVERHEAD ELECTRIC EASEMENT
 BUILDING LINE
 FENCE
 GAS METER

COVER
 CONCRETE

Old Republic Title Compa 3201 Kirby Drive, Ste. 300 Houston Texas 77098 713-528-0444 GF No. 23001437	 Myrna Espinoza	LENDER: Zeus Lending	SURVEYOR INFORMATION: LAPLANT SURVEYORS, INC. 17150 BUTTE CREEK 135 Houston, Texas 77090 281-440-8890 orders@houstonlandsurveying.com
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JOB NUMBER: 230234
CERTIFIED TO: Del Vega Investments
NOTES
THIS SURVEY IS BASED ON TITLE COMMITMENT AS PROVIDED BY TITLE COMPANY, AND IS CERTIFIED FOR THE ABOVE DESCRIBED TRANSACTION ONLY AND NOT VALID FOR ANY OTHER TRANSACTIONS NOT DATED HEREON. SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH USE.

LEGAL DESCRIPTION:
 Lot 17, Block 33 of Replat of Maplewood South Volume 104, Page 62 Map Records of Harris County 6230 Yarwell Drive Houston, Texas 77096

FLOOD ZONE
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', SPECIAL FLOOD HAZARD AREA, PER F.I.R.M. PANEL NUMBER 48201C-0845M, LAST REVISION DATE 5-2-19. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL P.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

CERTIFICATION
 The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
 Myrna Espinoza
 5234

SURVEYOR'S NAME DATED: 4-4-2023
 NOT VALID WITHOUT AN AUTHENTICATED SIGNATURE AND AUTHENTICATED SEAL FIRM No. 10145900

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

Date: 11/22/2023 GF No. _____
 Name of Affiant(s): Veronica Del Cid for Del Vega Investments
 Address of Affiant: 7055 Old Katy Rd. , Ste, 1026, Houston, TX 77024
 Description of Property: 6230 Yarwell Drive, Houston, TX 77096
 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 05/15/2023 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:)

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.

<i>Veronica Del Cid for Del Vega Investments</i>	dotloop verified 11/22/23 9:55 AM CST LLC-YYE-NRPD-LDIM

SWORN AND SUBSCRIBED this _____ day of _____, 20____.

Notary Public

(TXR 1907) 02-01-2010