

GRAPHIC SCALE



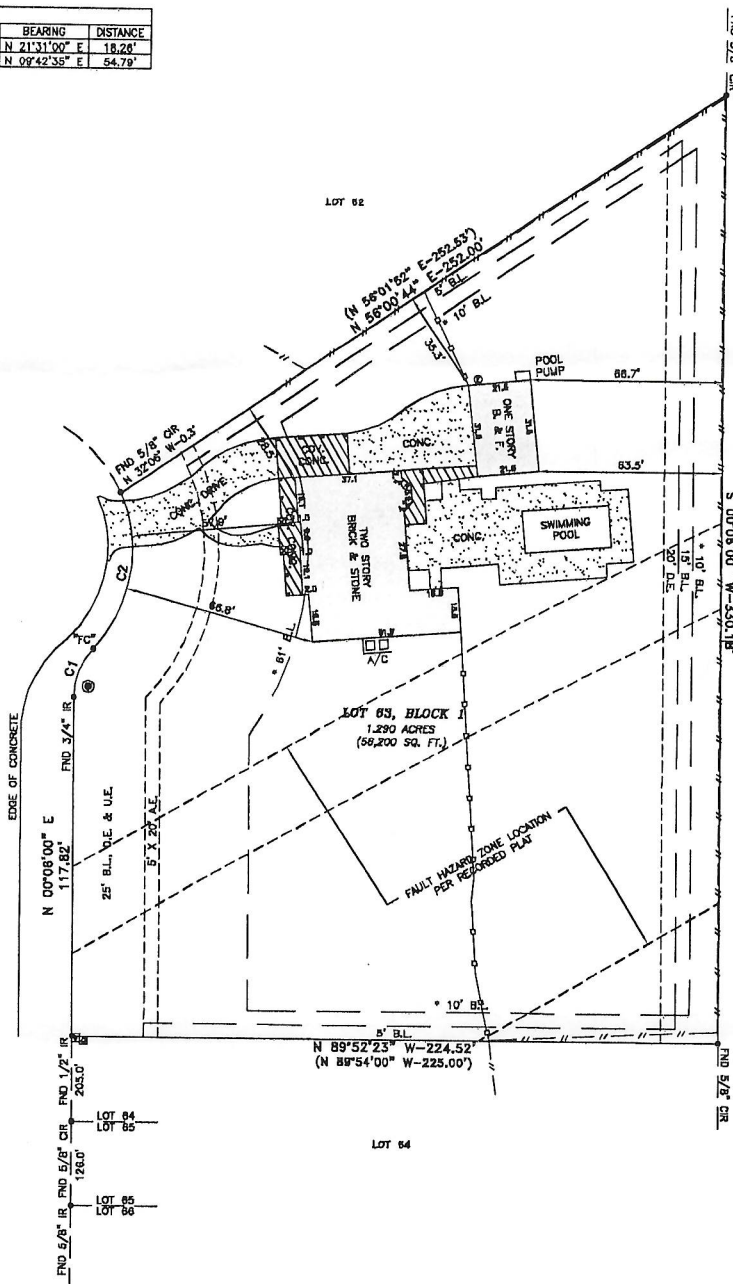
(IN FEET)
1 inch = 50 ft.

CURVE	RADIUS	DELTA	LENGTH	BEARING	DISTANCE
C1	25.00'	47°59'25"	18.89'	N 21°31'00" E	18.28'
C2	50.00'	66°28'21"	57.88'	N 09°42'35" E	54.79'

JOSEPH HOUSE SURVEY, A-34
HARRIS COUNTY, TEXAS

- LEGEND:**
- - ELECTRIC BOX
 - - TELEPHONE BOX
 - - CABLE TELEVISION BOX
 - - GAS METER
 - - WATER METER
 - - LIGHT POLE
 - - SANITARY SEWER MANHOLE
 - - STORM SEWER MANHOLE
 - - TELEPHONE MANHOLE
 - - ELECTRIC MANHOLE
 - - SAMPLE WELL
 - - DRAINAGE INLET
 - △ - FIBEROPTICS MARKER
 - △ - UNDERGROUND TELEPHONE MARKER
 - △ - GAS MARKER
 - △ - PIPELINE MARKER
 - △ - FIRE HYDRANT
 - - WATER VALVE
 - - GAS VALVE
 - - MONITORING WELL
 - - UTILITY POLE
 - - ELECTRIC METER
 - - TRAFFIC SIGNAL POLE
 - - TRAFFIC CONTROL BOX
 - - BENCHMARK
 - F.C. - FILM CODE
 - C.F. NO. - CLERK'S FILE NUMBER
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - SQ. FT. - SQUARE FEET
 - S.S.E. - SANITARY SEWER EASEMENT
 - STH.S.E. - STORM SEWER EASEMENT
 - H.L.P. - HOUSTON LIGHTING & POWER ESMT. EASEMENT
 - U.E. - UTILITY EASEMENT
 - P — OVERHEAD UTILITY LINES
 - B — BARBED WIRE FENCE
 - C — CHAIN LINK FENCE
 - W — WOOD FENCE
 - I — WROUGHT IRON FENCE
 - FC - FND 3/4" CR

IMPERIAL CREEK DRIVE
(60' PUBLIC RIGHT-OF-WAY)



Breann Edelman
X
Roger D. Pickering

* - C.F. NO. V-315589

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY FILE NO. 1420189204, EFFECTIVE DATE OCTOBER 21, 2014.
2. BUILDING SET BACK LINE FOR GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 75 FEET FROM THE FRONT LINE MAY BE LOCATED SIX FEET FROM THE INTERIOR PROPERTY LINES AS RECORDED UNDER C.F. NO. V015589.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C0210L, EFFECTIVE DATE 06-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

Roger D. Pickering
ROGER D. PICKERING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879



SCALE: 1"=30'	DATE: 11-10-14
REVISION: N/A	
BOOK: N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70270-14	

STEWART TITLE COMPANY
PURCHASER: HOWARD AND BREANN EDELMAN LENDER: BANK OF ENGLAND PROPERTY ADDRESS: 29806 IMPERIAL CREEK DRIVE TOMBALL, TEXAS 77377

LAND TITLE SURVEY
LOT 63, BLOCK 1, OF THE RE-PLAT OF SPRING CREEK ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 520108 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PICKERING & ASSOCIATES PROFESSIONAL LAND SURVEYORS, L.L.C.
Firm Registration No. 10165200 7702 Pin Oak Street Montgomery, Texas 77316 Phone: (936) 447-4703 Mobile: (281) 804-0785 rpickering@hotmail.com
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T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 2/20/24 GF No. _____
Name of Affiant(s): Howard J. Edelman & Breann L. Graham
Address of Affiant: 29606 Imperial Creek Dr
Description of Property: H63 B1K1 - Spring Creek Estates
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 1/15/2015 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.

Breann L Edelman Avi TEB
SWORN AND SUBSCRIBED this 20 day of FEB, 2024
Jane Mathews
Notary Public

