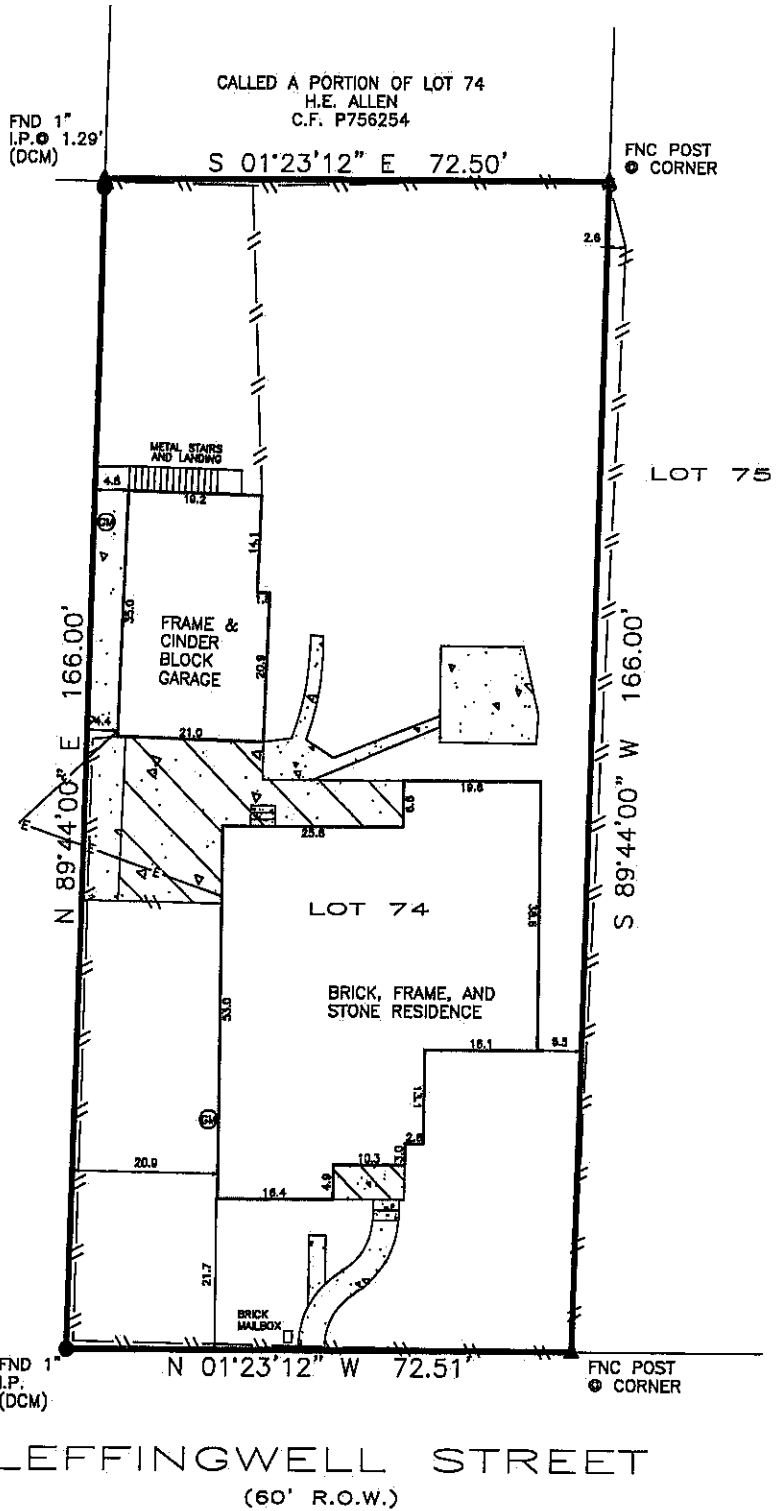


SCALE: 1" = 20'



LEGEND

| | | | |
|--|-------------------|--|----------|
| | OVERHEAD ELECTRIC | | COVER |
| | EASEMENT | | CONCRETE |
| | BUILDING LINE | | |
| | FENCE | | |
| | GAS METER | | |
| | POWER POLE | | |

LEFFINGWELL STREET
(60' R.O.W.)

NOTES:

- ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD AS REFLECTED ON TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY, OF. NO. FAH23012123, EFFECTIVE DATE OF NOVEMBER 6, 2023, ISSUED NOVEMBER 14, 2023, ARE SHOWN HEREON.
- DEED RESEARCH PERFORMED BY TITLE COMPANY.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C-0890N, DATED JANUARY 6, 2017. ZONE "AE" IS DEFINED IN THIS CASE AS "AREAS DETERMINED TO BE INSIDE A SPECIAL FLOOD HAZARD AREA". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR AS WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THIS SURVEYOR.
- ALL BEARINGS ARE BASED UPON IDENTIFIED MONUMENTS (DCM) ON THE RIGHT-OF-WAY LINE AS PER THE RECORDED PLAT OR VESTING DEED AS APPLICABLE.
- MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE, OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACREAGE AND SQUARE FOOTAGE AREAS SHOWN HEREON AND ON THE METES AND BOUNDS DESCRIPTIONS ARE BASED ON MATHEMATICAL CLOSURES USING THE BEARINGS AND DISTANCE CALLS AND DO NOT REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS DOCUMENT IS COPYRIGHT PROTECTED. WITH A PRODUCTION DATE AS DELINEATED BELOW.
- FENCE LOCATIVE TIES ARE APPROXIMATE AND MAY NOT BE USED FOR BOUNDARY DETERMINATION.
- SUBJECT TO RESTRICTIONS PER VOLUME 1055, PAGE 432.

TO FIDELITY NATIONAL TITLE COMPANY:

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.

Robert A. LaPlant, Jr.

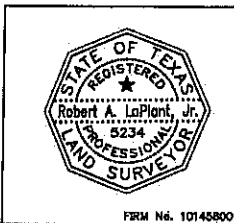
ROBERT A. LAPLANT, JR.

DATE SURVEYED: DECEMBER 7, 2023
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5234

NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE.
THIS DOCUMENT IS COPYRIGHT PROTECTED WITH A PRODUCTION DATE OF DECEMBER 7, 2023.

LAPLANT SURVEYORS, INC.

17150 Butte Creek Road, #135 TEL: 281-440-8890
Houston, Texas 77090 orders@houstonlandsurveying.com



FORM No. 10145800

BOUNDARY SURVEY OF THE WEST 166 FEET BY
72.5 FEET OF LOT 74 OF CITY GARDENS
VOLUME 13, PAGE 20 M.R HARRIS COUNTY, TEXAS

4918 LEFFINGWELL STREET, HOUSTON TEXAS 77026

| | | | | |
|------------------|------------------|--------|-----------|--------------|
| SCALE: 1"=20' | DRAWN BY: RAL | FB NO: | APPROVED: | PROJECT NO.: |
| | | | | 231015 |

PURCHASER

ADROIT SERVICES

[Handwritten Signature]

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)

Date: January 3, 2024

GF#: FTH-07-FAH23012125

Name of Affiant(s): Wendy Harkless-DeWalt, Independent Executor of the Estate of Jennie V. Hall, Deceased, under Cause No. 520449 in the Probate Court No. Three (3) of Harris County, Texas

Address of Affiant: 4918 Leffingwell St, Houston, TX 77026

Description of Property: Lot(s): W 166 FT x 72.5 FT of LOT 74 CITY GARDENS Section: 1 Harris County, 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 duly 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 _____, 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.

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(May Be Modified as Appropriate for Commercial Transactions)
(Continued)

Wendy Harkless-DeWalt, Independent Executor of the Estate of Jennie V. Hall, Deceased, under Cause No. 520449 in the Probate Court No. Three (3) of Harris County, Texas

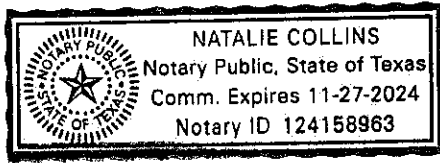
BY: Wendy Harkless-DeWalt

State of Texas
County of Harris

Subscribed and sworn to (or affirmed) before me on this January 3, 2024, by Wendy Harkless-DeWalt as Ind. Executor of Wendy Harkless-DeWalt, Independent Executor of the Estate of Jennie V. Hall, Deceased, under Cause No. 520449 in the Probate Court No. Three (3) of Harris County, Texas.

(Personalized Seal)

[Signature]
Notary Public's Signature



LEGAL DESCRIPTION

Order No.: FAH23012125

The West 166 feet by 72.5 feet of Lot 74, of CITY GARDENS, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 13, Page 20, of the Map Records of Harris County, Texas.