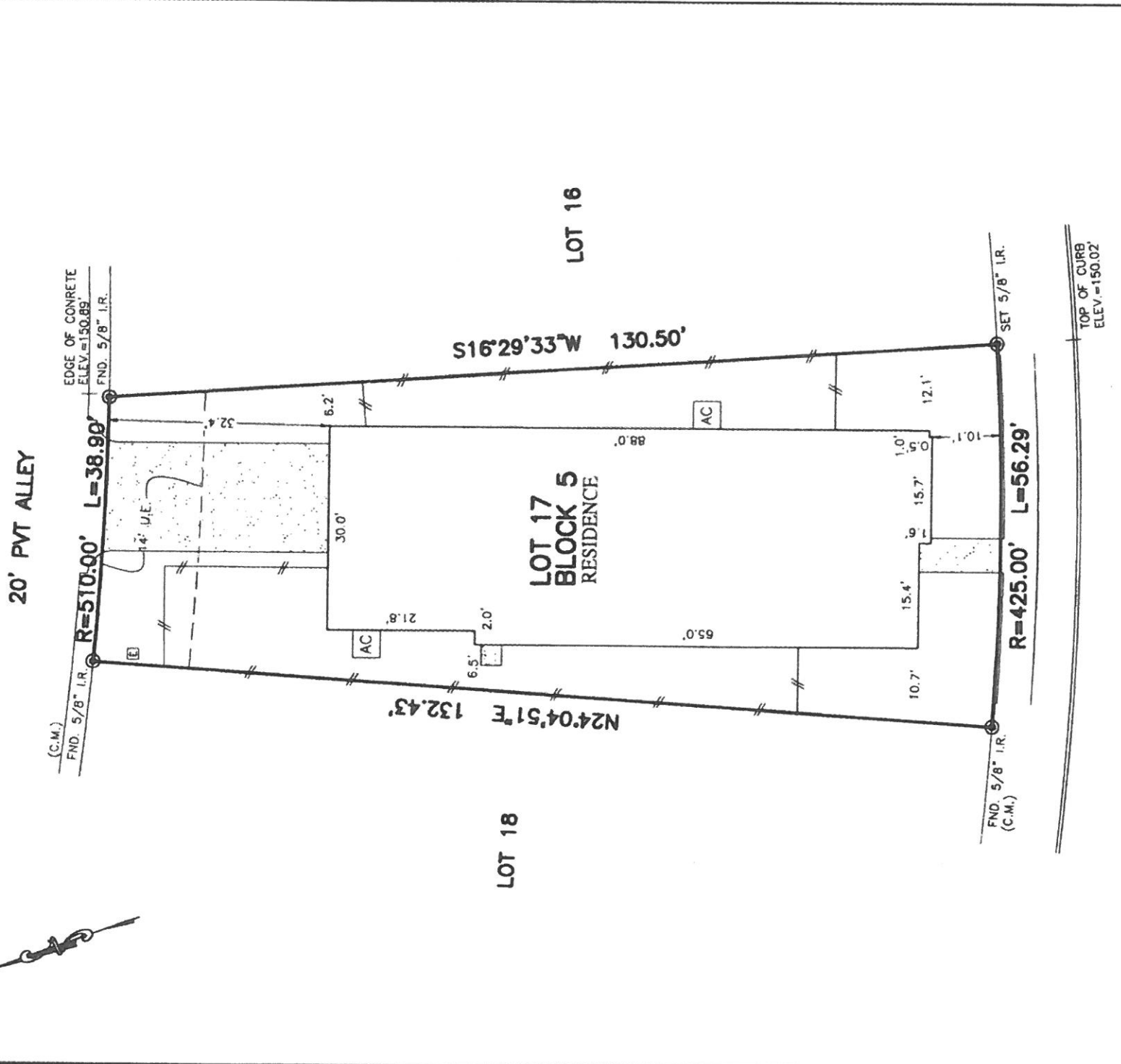




FLATWORK	PROPERTY LINE	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
BUILDING LINE	FOUNDATION	R.L. (S) FRONT IN BUILDING LINE	U.S. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
EASEMENT	WOODEN FENCE	R.L. (C) REAR BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	7' PAD MOUNTED TRANSFORMER
WROUGHT IRON FENCE	CHAIN LINK FENCE	R.L. (B) CHAIN LINK BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	A.E. AERIAL EASEMENT	TELEPHONE PEDESTAL
OVERHEAD ELECTRIC		R.L. (F) FINISHED FLOOR	F.O.W. RIGHT-OF-WAY	D.E. DRAINAGE EASEMENT	GAS METER
		EXT. PROPOSED	F.U.B. PUBLIC UTILITY RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	WATER METER
		PROP. PROPOSED	P.V.T. PRIVATE	W.H.V. WATER VALVE	WATER METER & INLET
		C.M. CONTROL MONUMENT	F.N.D. FOUND	P.H.E. FIRE HYDRANT	MANHOLE INLET
			I.P. IRON PIPE	P.W.P. POWER POLE	MANHOLE INLET & VALVE



PLAT OF SURVEY
18662 MARVELOUS PLACE
(50' R.O.W.)
 SCALE: 1" = 20'

LOMA: 22-06-1396A
 DATE: 6/27/2022

NOTES:
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "MILLER" UNLESS OTHERWISE NOTED.
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY CO. UNDER G.F. No. 1751509.
 6. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER G.F. No. RP-2021-149331.
 7. SHORT FORM BLANKET EASEMENT RECORDED UNDER G.F. No. 789841, AMENDED UNDER G.F. NO(S). RP-2017-141844 AND RP-2020-510748.
 8. SUBJECT TO A FLOODPLAIN EASEMENT IS HEREBY ESTABLISHED TO COVER THAT PORTION OF THE EFFECTIVE 100-YEAR FLOODPLAIN AREA AS DELINEATED FROM FIRM PANEL NO. 48201C0415N DATED NOVEMBER 15, 2019, WITHIN THE BUILDABLE AREAS OF RESIDENTIAL LOTS WITHIN BRIDGELAND PARKLAND VILLAGE, SEC. 49, HARRIS COUNTY, TEXAS. THIS FLOODPLAIN EASEMENT IS SUBJECT TO ADDITIONAL FLOOD HAZARD AREA REGULATIONS. A FLOODPLAIN EASEMENT MAY BE ABANDONED BY HARRIS COUNTY COMMISSIONERS COURT IF THE BUILDING AREA OF A RESIDENTIAL LOT IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN BY SUBMITTING COUNTY ENGINEER'S FORM 1226, WITH THE APPLICABLE DOCUMENTATION AND FEE, TO THE OFFICE OF THE COUNTY ENGINEER.

FOR: LISA ANN BEITLER AND JOSEPH MARTIN BEITLER
 ADDRESS: 18662 MARVELOUS PLACE
 ALLPOINTS JOB#: DW309505 BY: MH
 G.F.: 1751509
 JOB:

FLOOD ZONE: X SHADED
 COMMUNITY PANEL:
 48201C0415N
 EFFECTIVE DATE: 11/15/2019
 LOMR: 21-06-0685P DATE: 12-13-21

LOT 17, BLOCK 5,
 BRIDGELAND PARKLAND VILLAGE, SEC. 49,
 FILM CODE 686931, MAP RECORDS,
 HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH DAY OF NOVEMBER, 2022.



THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 ALLPOINTS LAND SURVEY, INC. - 1515 WITTE ROAD - HOUSTON, TEXAS 77080 - PHONE: 713-468-7707 - T.B.P.E.L.S. # 10122600
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**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: _____

GF No. _____

Name of Affiant(s): Joe Beitler, Lisa Beitler

Address of Affiant: _____

Description of Property: 18662 Marvelous Pl Cypress, Tx 77433

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 11/9/2022 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

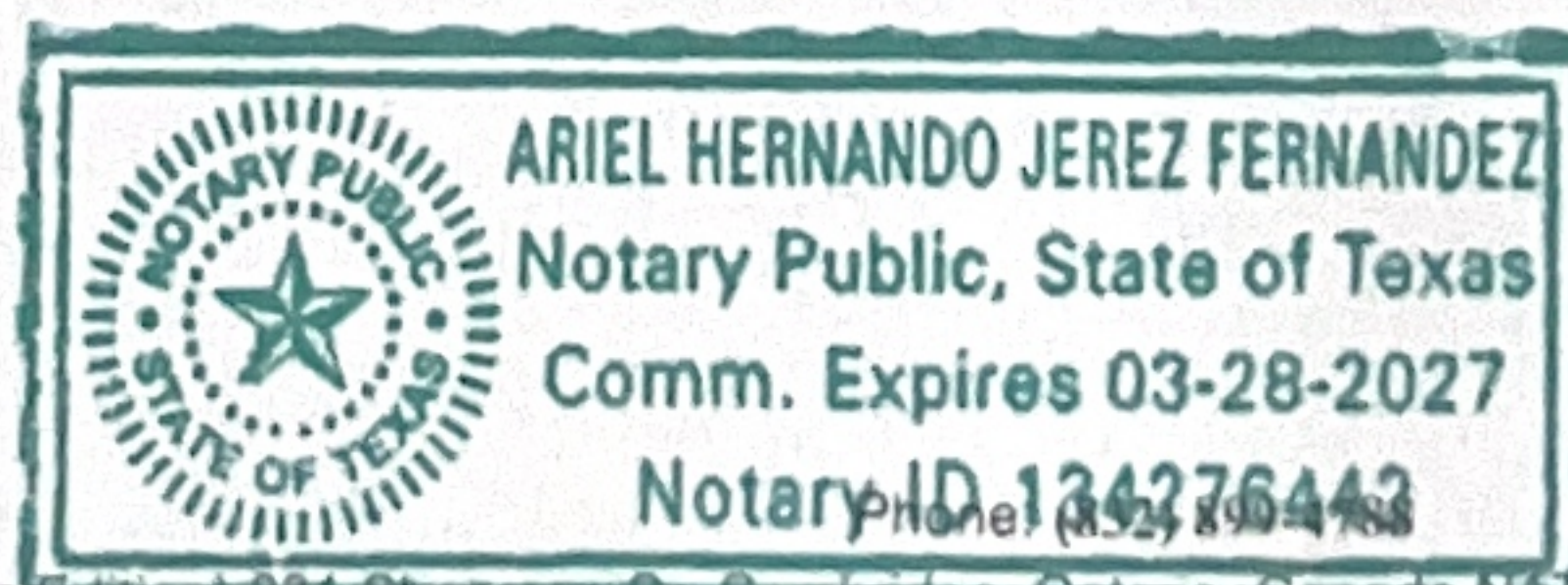
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Lisa Beitler
Joe Beitler

SWORN AND SUBSCRIBED this 16 day of February, 2024

[Signature]
Notary Public



(TXR-1907) 02-01-2010

Page 1 of 1