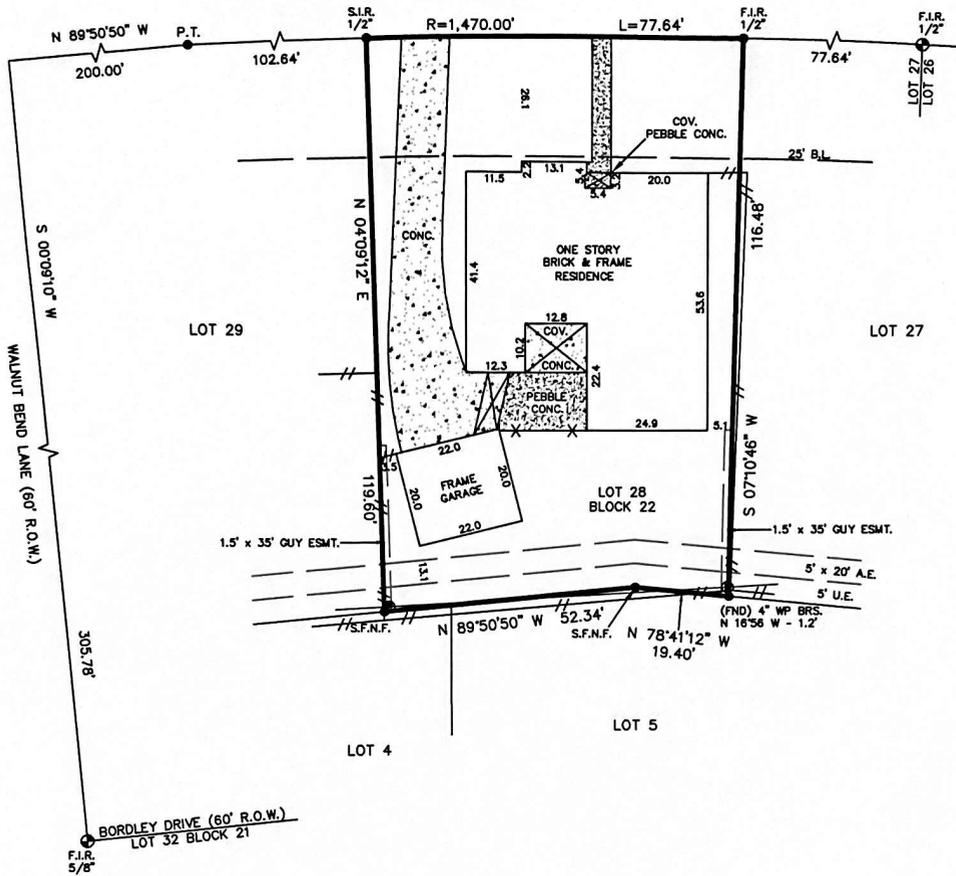


LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW		P.R.C. = POINT OF REVERSE CURVATURE	⊕ = CONTROL MONUMENT	----- = WOODEN FENCE
A.E. = ADRIAL EASEMENT	M.P. = METAL POST	P.T. = POINT OF TANGENCY	○ = PROPERTY CORNER	----- = CHAIN LINK FENCE
B.L. = BUILDING LINE	M.U.E. = MUNICIPAL UTILITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT	— = PROPERTY LINE	----- = METAL FENCE
B.R. = BEARS	P.A.E. = PERMANENT ACCESS EASEMENT	S.I.R. = SET IRON ROD	--- = EASEMENT LINE	----- = WIRE FENCE
C.F.# = CLERK'S FILE NUMBER	P.C. = POINT OF CURVATURE	S.S.E. = SANITARY SEWER EASEMENT	--- = BUILDING SETBACK LINE	----- = VINYL FENCE
D.E. = DRAINAGE EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE	ST.M.S.E. = STORM SEWER EASEMENT	--- = BUILDING WALL	----- = OVERHEAD ELECTRIC POWER LINE
E.E. = ELECTRIC EASEMENT	P.I. = POINT OF INTERSECTION	U.S. = UNABLE TO SET		
F.I.R. = FOUND IRON PIPE	P.L. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT		
F.L.R. = FOUND IRON ROD	P.E. = POOL EQUIPMENT	W.L.E. = WATER LINE EASEMENT		
F.N.L. = FOUND	P.R. = POWER POLE	W.P. = WOODEN POST		
F.P.P. = FOUND PITCHED PIPE		W.S.E. = WATER & SEWER EASEMENT		
		S.F.N.F. = SEARCHED FOR, NOT FOUND		



10719 LYNBROOK DRIVE
(60' R.O.W.)



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

NOTES:

- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- NO AERIAL EASEMENT ENCROACHMENTS
- FENCES DO NOT FOLLOW PROPERTY LINES. NO ACCESS TO ADJOINING PROPERTIES TO CHECK FOR POSSIBLE ENCROACHMENTS

LEGAL DESCRIPTION

LOT TWENTY-EIGHT (28), IN BLOCK TWENTY-TWO (22) OF WALNUT BEND, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 116, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

ERIC ROWLEN	ADDRESS	10719 LYNBROOK DRIVE
-------------	---------	----------------------

JOB #	2309183
DATE	9-21-23
GF#	23005050



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE: 281-996-1113 FAX: 281-996-0112
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GUARANTEED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
 © 2023 PRO-SURV - ALL RIGHTS RESERVED

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

Date: 3/27/2024 | 11:00 CDT GF No. _____
Name of Affiant(s): Eric Rowlen for Rowlen Investment LLC and Elizabeth Rowlen
Address of Affiant: _____
Description of Property: 10719 Lynbrook Drive, Houston, TX 77042
County: Harris, Texas

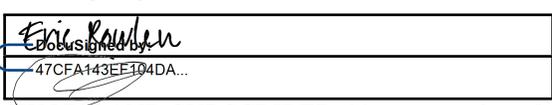
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of _____, 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 09/21/2023 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): 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.

DocuSigned by:

 Eric Rowlen
 47CFA143EE104DA...
 3/27/2024 | 8:58 PDT
 3/27/2024 | 11:00 CDT

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

Notary Public

(TXR 1907) 02-01-2010