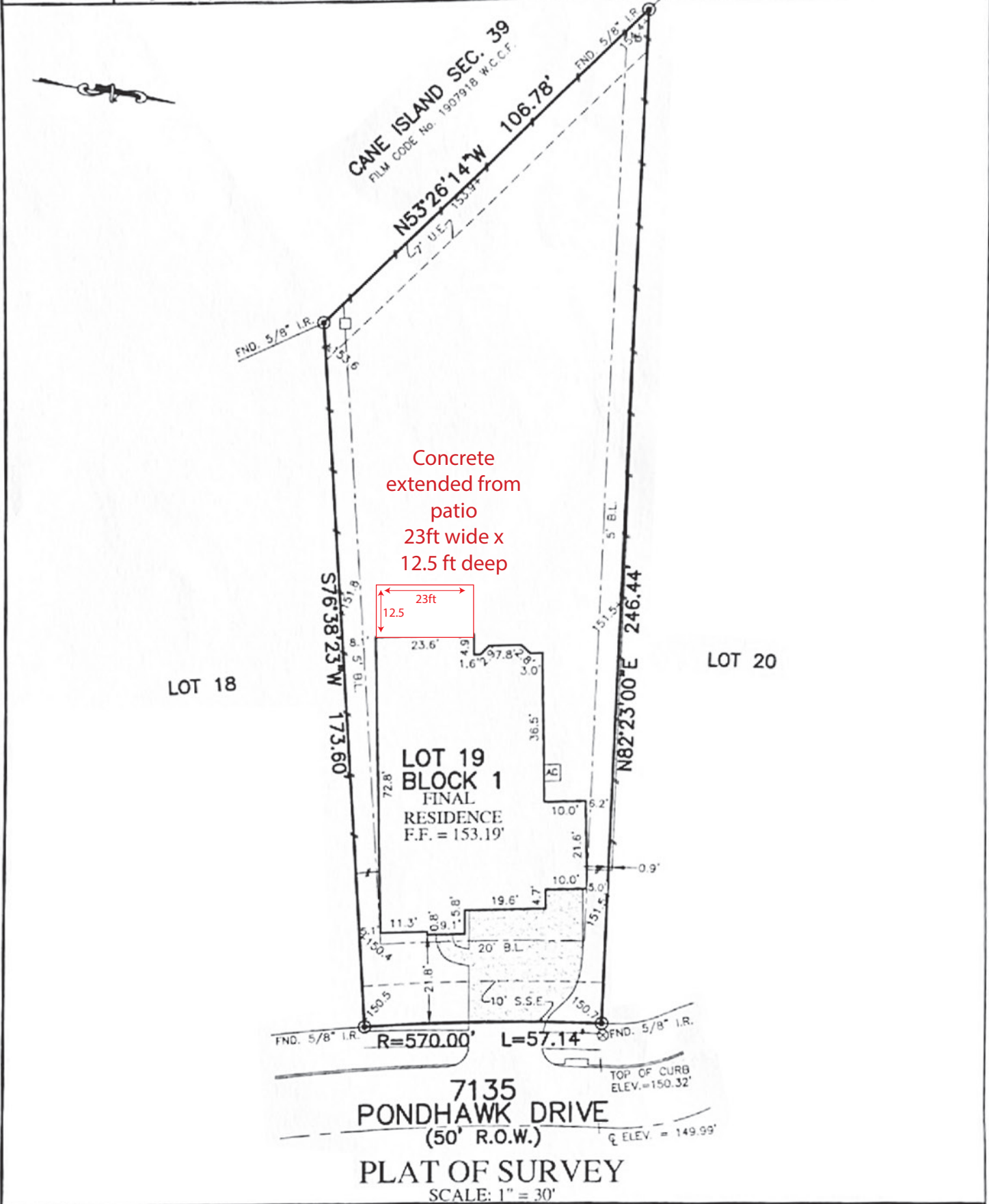




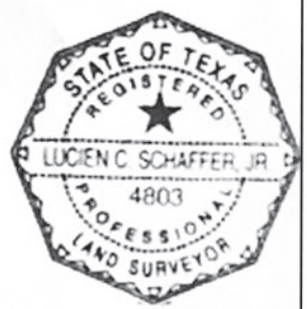
FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.L. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	BL.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	BL.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT
EASEMENT	BL.(SC) 3 CAR BUILDING LINE	S.W.L.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT
WOODEN FENCE	O.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WR.WOODIT IRON FENCE	B.F. FINISHED FLOOR	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
CHAIN LINK FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	PROP. PROPOSED	P.U.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT
	ELEV. ELEVATION	P.V. PRIVATE IRON ROD	M. MONUMENT
		FND. FOUND	I.P. IRON PIPE
			MANHOLE
			GRATE DRAIN
			PAD MOUNTED TRANSFORMER
			ELECTRIC BOX
			FIBER OPTIC
			TELEPHONE PEDESTAL
			GAS METER
			CABLE PEDESTAL
			WATER METER
			GUY ANCHOR



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. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY TEXAS PARTNERS TITLE, L.L.C. UNDER G.F. No 7712000457.
 4. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY."
 5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

FOR: CHINYERE ERONINI EGU
 ADDRESS: 7135 PONDHAWK DRIVE
 ALLPOINTS JOB#: HD218072 BY: AS
 G.F.: 7712000457
 JOB: 507-037

**LOT 19, BLOCK 1,
CANE ISLAND, SECTION 41,
INST. No. 1904924, OFFICIAL PUBLIC RECORDS,
WALLER COUNTY, TEXAS**



FLOOD ZONE: X
 COMMUNITY PANEL:
 48473C0375E
 EFFECTIVE DATE: 2/18/2009
 LOMR: _____ DATE: _____

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH DAY OF MARCH, 2021.

Lucien C. Schaffer 3-11-21

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

Date: April 5, 2024

GF No. _____

Name of Affiant(s): Zaheer Ansari and/or Laiqa Shabbir

Address of Affiant: 7135 Pondhawk Dr, Katy, TX 77493

Description of Property: S422401 CANE ISLAND SECTION 41 BLK 1 LOT 19

County Waller, 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."): Owners/Occupants

2. We are familiar with the property and the improvements located on the Property.

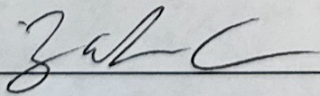
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 03/09/2021 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): concrete extended from patio same width 23ft x 12.5 ft deep

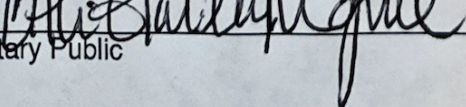
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Signature: Zaheer Ansari 

Signature: Laiqa Shabbir

SWORN AND SUBSCRIBED this 5th day of April, 2024


Notary Public

