



METES AND BOUNDS  
HARRIS COUNTY, TEXAS

A FIELDNOTE DESCRIPTION of a tract of land located in Harris County, Texas, being Lot 37, Lot 38 and the East 35.5-feet of Lot 36 of North Main Addition as recorded in Volume 4, Page 22 of the said County Map Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod with cap set on the intersection of the South right-of-way line of Panama Street (60-foot R.O.W.) and the West right-of-way line of Gentry Street (50-foot R.O.W.), said point being the northeast corner of said Lot 38;

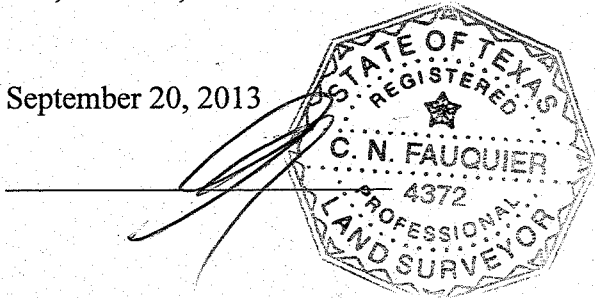
THENCE, South, along said West line, a distance of 100.00 feet to a ½-inch iron rod with cap set for corner;

THENCE, North 88° 48' 23" West, (call West), along the North line of that certain tract as recorded under Clerks File No. 2013-0358086 of the said County Real Property Records, a distance of 153.53 feet to a 5/8-inch iron rod found for corner;

THENCE, North, along the East line of that certain tract as recorded under Clerks File No. Y-579154 of the said Property Records, a distance of 97.18 feet (call 100.00 feet) to a 5/8-inch iron rod found for corner on the said South line of Panama Street;

THENCE, East, along said South line, a distance of 135.50 feet to the POINT OF BEGINNING as shown in File No. 06-3538 in the office of U. S. Surveying Company, Inc., Houston, Texas.

September 20, 2013



U.S. Surveying Company, Inc.

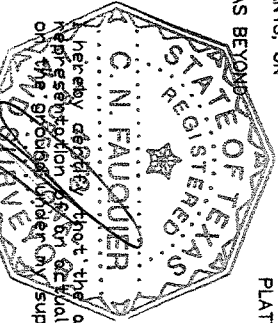
321 Century Plaza Drive Suite 105 · Houston Texas 77073 · Ph: 281.443.9288 Fax: 281.443.9224

FERNANDO FERNANDEZ AND JESSICA FERNANDEZ  
 2515 GENTRY STREET AND 912 PANAMA STREET  
 HOUSTON, TEXAS 77009

① TRACT 1  
 THE WEST 370' OF LOT 37 AND THE EAST 35.5'  
 OF LOT 36  
 TRACT 2  
 THE EAST 130' OF LOT 37 AND ALL OF LOT 38

The above tract of land is not located in the 100-flood as to the National Flood Insurance Program, Community-Panel No. 480201C-0690L ZONE X, 6-18-07. The Surveyor is not responsible for final determination.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE. SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY. ALL BEARINGS AS TO PLAT, DEED, OR ASSUMED. ALL ABSTRACTING BY TITLE COMPANY THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY. GRAPHIC PLOTTING ONLY AS TO FLOOD DETERMINATION SUBJECT TO ANY AND ALL EASEMENTS RECORDED AND UNRECORDED. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.



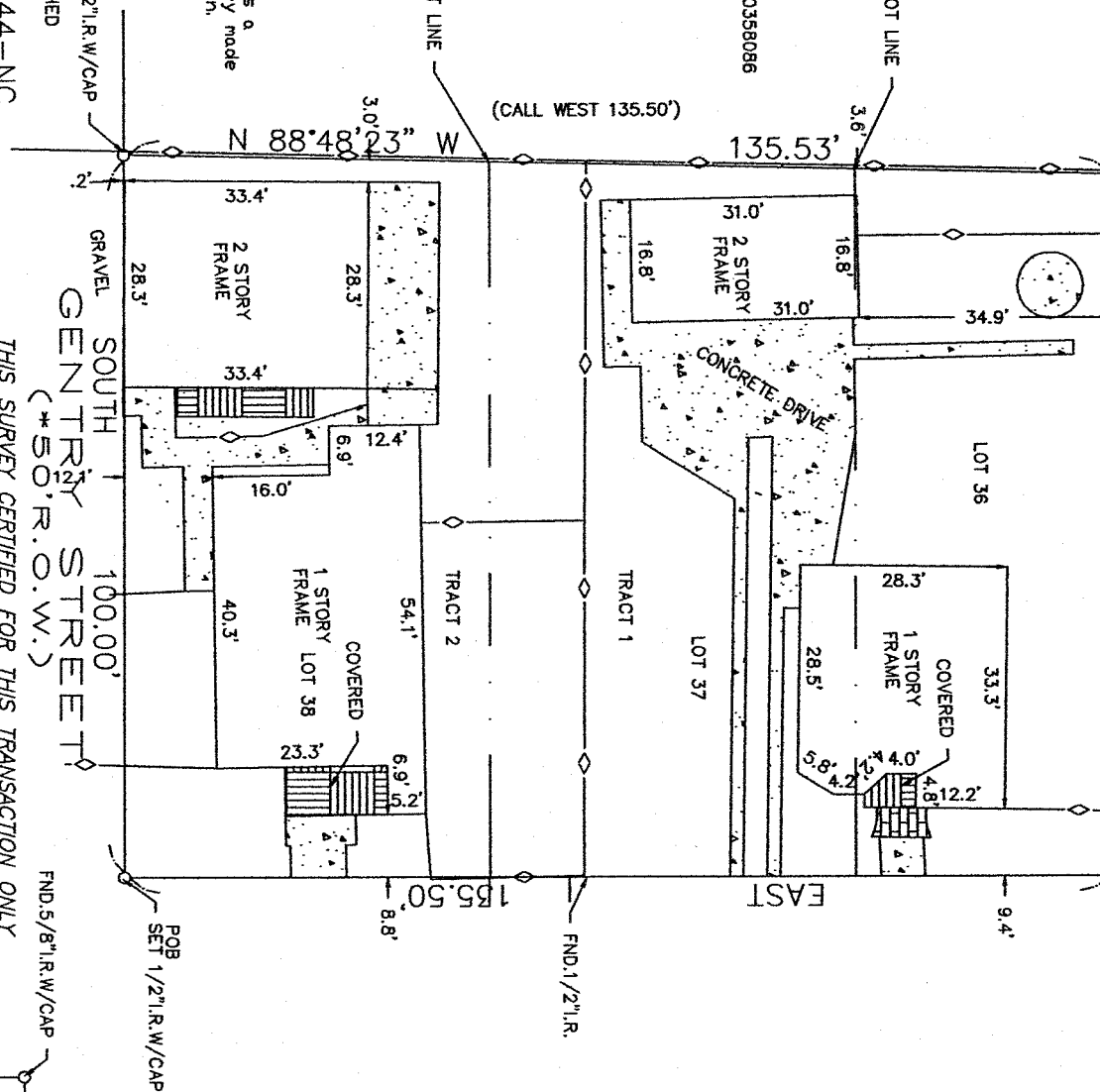
HEREBY CERTIFY THAT THE ABOVE IS A REPRESENTATION OF AN ORIGINAL SURVEY MADE ON THE GROUNDS UNDER MY SUPERVISION.  
 SET 1/2" R.W./CAP  
 METES AND BOUNDS ATTACHED  
 G.F. NO. 13-3044-NC

SUBDIVISION: NORTH MAIN STREET

SCALE: 1" = 20' LOTS: ① BLOCK: N/A

COUNTY: HARRIS STATE: TEXAS

FND. 5/8" R.  
 C.F. NO. Y-579154  
 H.C.R.P.R.  
 NORTH  
 (CALL 100.00')  
 97.18'



PANAMA STREET  
 (\* 00' R. O. W. \*)

SECTION: N/A SURVEY: N/A

U.S. SURVEYING COMPANY, INC.  
 A Professional Land Surveying Company

321 Century Plaza Drive Suite 105 Houston, Texas 77073  
 (281) 443-9288 USURVEY@SBCGLOBAL.NET FAX (281) 443-9224

THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY

DECLARATION TITLE  
 Closer: Nancy Cepeda  
 8711 Highway 8 North Suite 100  
 Houston, Texas 77095  
 (281) 859-4300 Fax (281) 859-4309

REF. V.4 P. 22 M.R. DATE: 9-20-13

JOB NO. 06-3538 DRAWN BY: LGS

ABSTRACT NO: N/A

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

Date: 04/19/24

GF No. \_\_\_\_\_

Name of Affiant(s): Fernandez Fernando, Fernandez Jessica

Address of Affiant: 912 Panama St & 2515 Gentry St, Houston, TX 77009

Description of Property: TR 35A, 36, 36A & 37, 37A, 38 NORTH MAIN STREET

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 TX, 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 08/22 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:) Roof shingle replacement and windows.

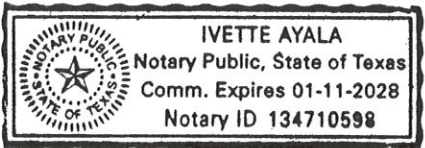
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Fernando Fernandez  
\_\_\_\_\_  
Jessica Fernandez  
\_\_\_\_\_

SWORN AND SUBSCRIBED this 19 day of April, 2024

Notary Public \_\_\_\_\_



(TXR-1907) 02-01-2010