



BUYER ROBERT SCHNEIDER AND HEATHER SCHNEIDER	PROPERTY ADDRESS 1800 ALVY DRIVE
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DESCRIBED PROPERTY

A TRACT OR PARCEL OF LAND CONTAINING 0.3099 ACRES OF LAND, MORE OR LESS, BEING OUT OF LA PORTE OUTLOT NUMBER 425, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 61, PAGE 374, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

H. T. WEBER
4101
PROFESSIONAL
LAND SURVEYOR

I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

H. T. Weber

SUBJECT PROPERTY DOES NOT LIE IN A F.L.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:
485487 48201C 0940 J 11-6-96 ZONE X

INVOICE#	38946	JOB#	3-636-07
A.F.#	0753567105BG	DATE	3-22-07

NOTES

-ALL MEASUREMENTS ARE PER PLAT, DEED, OR AS ASSUMED
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 -SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
 -FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO CURRENT BACKLOGGING ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 -THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

OFFICE	M.E.	 P.O. BOX 2543 • ALVIN, TX 77512 (281)393-1382 • Fax(281)393-1383
DRAFTING	D.P./DRD	
FINAL CHECK		

FIELD NOTES
Of A Survey Of

A tract or parcel of land containing 0.3099 acres of land, more or less, being out of LA PORTE OUTLOT Number 425, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 61, Page 374, of the Deed Records of Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Outlot 425, and the Southeast corner of Outlot 424, and the Northerly right-of-way line of North "L" Street (80.00' ROW);

THENCE East, with the Northerly right-of-way line of said North "L" Street, a distance of 192.00 feet to the point of intersection of the Northerly right-of-way line of said North "L" Street with the Westerly right-of-way line of Alvy Drive (50.00' ROW);

THENCE North, along the Westerly right-of-way line of said Alvy Drive, a distance of 325.00 feet to a 5/8 inch iron rod found for the POINT OF BEGINNING of the herein described tract of land;

THENCE West, along the Northerly line of the Cornejo Tract recorded in H-125215, a distance of 135.00 feet to a 60-D Nail set for corner;

THENCE North, along the Easterly line of the Martin Tract, recorded in J-305957, a distance of 100.00 feet to a 60-D Nail set for corner in the Southerly right-of-way line of Elizabeth Lane (60.00' ROW);

THENCE East, along the Southerly line of said Elizabeth Lane, a distance of 135.00 feet to a 1/2 inch iron rod found for corner in the in Westerly right-of-way line of said Alvy Drive;

THENCE South, along the Westerly right-of-way line of said Alvy Drive, a distance of 100.00 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.3099 acres of land, more or less.



H. T. Weber

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

Date: May 29, 2023

GF No. _____

Name of Affiant(s): Lendon Dutton, Savannah Dutton

Address of Affiant: 1800 Alvy Dr., LaPorte TX 77571

Description of Property: TR 425D-2 LA PORTE OUTLOTS

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 3-22-07 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.

Savannah K Dutton
Lendon Dutton

SWORN AND SUBSCRIBED this _____ day of _____,

Notary Public