

Shepherd Oaks  
Vol. 28, Pg. 13  
H.C.M.R.

TERMS, CONDITIONS AND  
STIPULATIONS BY CERTIFICATE  
OF STORM WATER QUALITY  
MANAGEMENT REQUIREMENTS  
DATED JULY 25, 2018  
RECORDED UNDER H.C.C.F. NO.  
RP-2018-336353

NOTICE OF STORM WATER  
QUALITY REQUIREMENTS DATED  
JULY 25, 2018, RECORDED  
UNDER H.C.C.F. NO.  
RP-2018-335314 AND  
RE-FILED UNDER H.C.C.F. NO.  
RP-2018-383414

ASSESSMENTS, CHARGES AND  
LIENS PAYABLE TO OAK STREET  
HEIGHTS ASSOCIATION, INC AS  
PER DOCUMENT RECORDED  
UNDER H.C.C.F. NO.  
RP-2019-139037

SUBJECT TO RESTRICTIVE  
COVENANTS AS PER FILM  
CODE NO. 684556  
H.C.M.R. AND THOSE FILED  
UNDER H.C.C.F. NOS.  
RP-2019-139036 AND  
RP-2019-139037

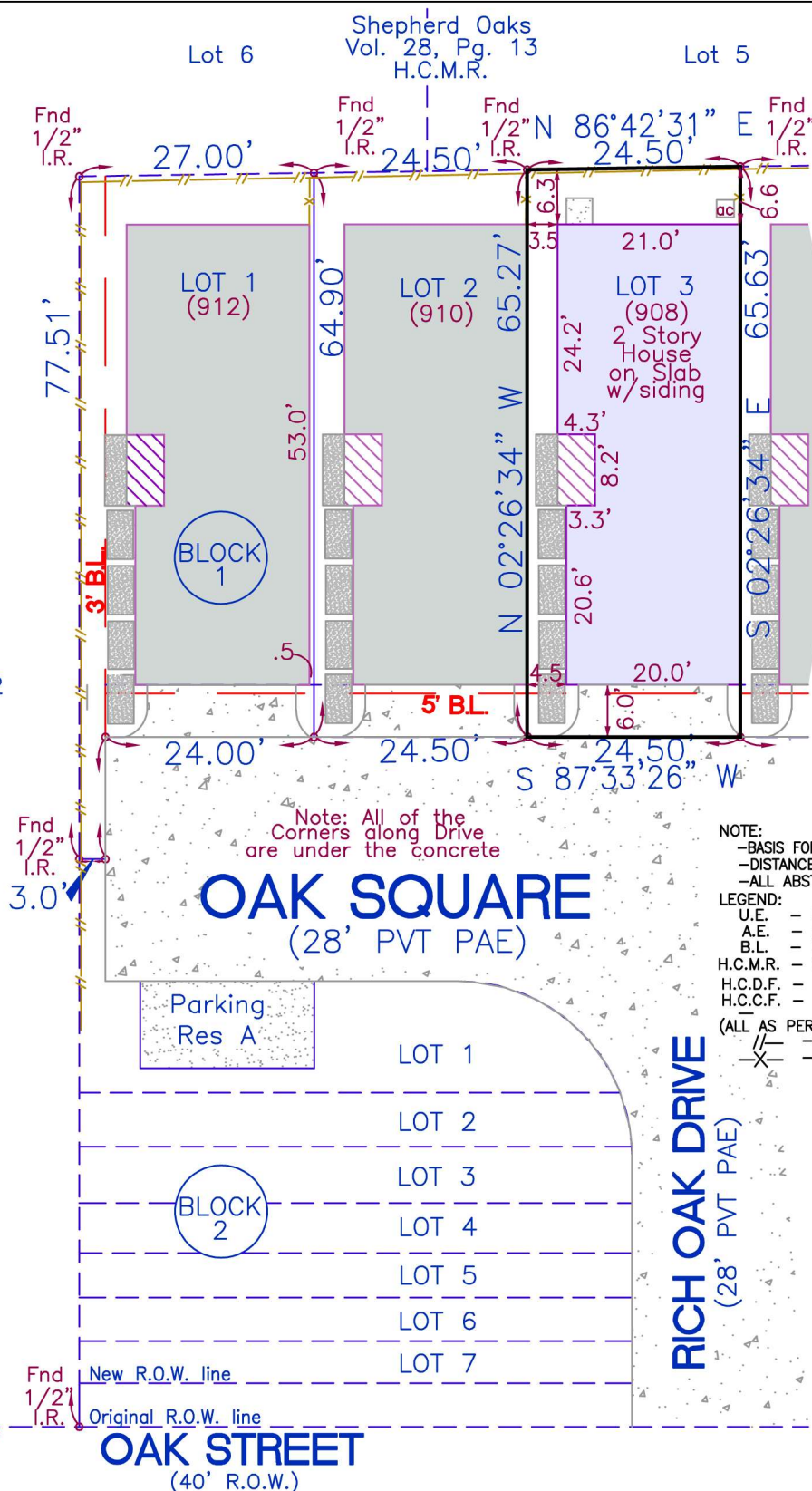
SUBJECT TO TERMS,  
CONDITIONS AND STIPULATIONS  
AS SET FORTH BY THAT  
CERTAIN CONSTRUCTION AND  
MAINTENANCE EASEMENT PER  
H.C.C.F. NO. RP-2018-66063

DRAINAGE EASEMENT 15 FEET  
IN WIDTH ON EACH SIDE OF  
THE CENTER LINE OF ALL  
NATURAL DRAINAGE COURSES  
AS PER PLAT.

THIS SURVEY IS BEING  
PROVIDED SOLELY FOR THE  
USE OF THE CURRENT PARTIES  
AND THAT NO LICENSE HAS  
BEEN CREATED, EXPRESS OR  
IMPLIED, TO COPY THE SURVEY  
EXCEPT AS IS NECESSARY IN  
CONJUNCTION WITH THE ORIGINAL  
TRANSACTION.

NOTE:  
-BASIS FOR BEARINGS: AS PER RECORDED PLAT  
-DISTANCES SHOWN ARE GROUND DISTANCES  
-ALL ABSTRACTING DONE BY TITLE COMPANY  
LEGEND:  
U.E. - UTILITY EASEMENT  
A.E. - UNOBSTRUCTED AERIAL EASEMENT  
B.L. - BUILDING LINE  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
H.C.D.F. - HARRIS COUNTY DEED RECORDS  
H.C.C.F. - HARRIS COUNTY CLERK'S FILE  
(ALL AS PER RECORDED PLAT OF SUBDIVISION)  
-// - 6' WOOD FENCE  
-X- - 6' WROUGHT IRON FENCE

Lot 95 &  
W 15' 94  
Lowell Heights  
Vol. 14, Pg. 72  
H.C.M.R.



**OAK SQUARE**  
(28' PVT PAE)

Parking  
Res A

**RICH OAK DRIVE**  
(28' PVT PAE)

**OAK STREET**  
(40' R.O.W.)

F.I.R.M. NO. 485487 PANEL 0660-M  
EFFECTIVE DATE 6-9-2014 ZONE "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**FINAL SURVEY OF**

**LOT 3, BLOCK 1  
OAK STREET HEIGHTS  
FILM CODE NO. 684556  
H.C.M.R.**

SURVEYED FOR: **DANIEL HOLDRIDGE AND MONICA HOLDRIDGE**

ADDRESS: **908 OAK SQUARE  
HOUSTON, TEXAS 77018**

G.F. NO. **FIDELITY NATIONAL TITLE  
FAH20000176**  
EFF. DATE: **1-5-2020**

JOB NO.: **LU20-021**

FIELD WORK: **1-29-2020**

KEY MAP: **452G**

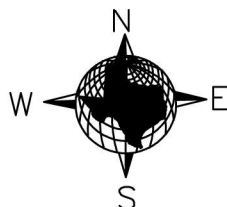
PROPERTY SUBJECT TO SUBDIVISION COVENANTS,  
CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



*[Signature]*  
02/12/20

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051



**GGC SURVEY**  
Professional Land Surveying  
FIRM NUMBER 10146000

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

Date: 23<sup>rd</sup> April 2024

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

Name of Affiant(s): Daniel Holdridge, Monica Holdridge

Address of Affiant: 908 Oak Square Dr. Houston TX 77018

Description of Property: LT 3 BLK 1 OAK STREET HEIGHTS  
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.

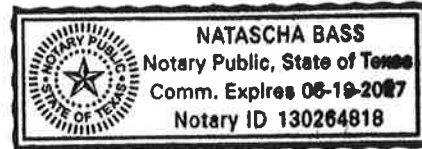
4. To the best of our actual knowledge and belief, since January 29, 2020 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary 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.

Monica Holdridge



SWORN AND SUBSCRIBED this 23<sup>rd</sup> day of April, 2024  
Natascha Bass  
Notary Public