

# ROE SURVEYING COMPANY

5019 Hardyway Street

Houston, Texas 77092

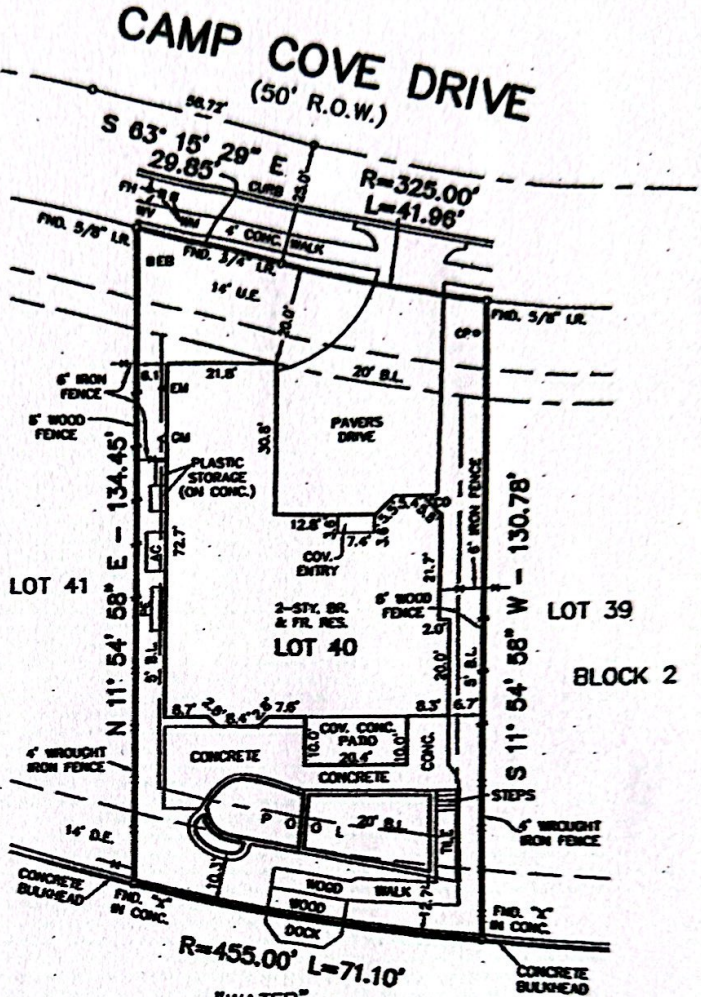
(713) 957-3311

LAVENDER BAY LANE (60' R.O.W.)

CAMP COVE DRIVE (50' R.O.W.)

CENTERLINE INTERSECTION OF LAVENDER BAY LANE AND CAMP COVE DRIVE

- LEGEND**
- EM - ELECTRIC METER
  - GM - GAS METER
  - AC - AIR CONDITIONER
  - CO - CLEAN OUT
  - WM - WATER METER
  - WV - WATER VALVE
  - FH - FIRE HYDRANT
  - PE - POOL EQUIPMENT
  - CP - CABLE PEDESTAL
  - EB - ELECTRICAL BOX
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - BL - BUILDING LINE
  - LR - IRON ROD
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HARRIS COUNTY MAP RECORDS



SCALE: 1"=30'

**Notes:**

1. All bearings are referenced to the recorded plat.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Plan No. 480287 0405 L, revised 6-18-07, the subject tract is located in Zone "X" (unshaded) area determined to be outside the 0.2% annual chance floodplain.
3. Restrictions of record as described and recorded under Film Code No. 568216 of the Map Records Harris County, Texas and under Harris County Clerk File No. 2256318, Y371247, Y371248, Y984977 and 20100060444, may affect this tract.
4. This survey was performed in connection with information provided in Title Report G.F. No. 960436 of Stewart Title Guaranty Company, dated February 7, 2012.
5. The subject property is affected by an agreement with CenterPoint Energy Houston Electric, LLC, to provide electrical service as per H.C.C.F. No. X984508.
6. Subject to Market easement granted under H.C.C.F. No. X984526.

**RESTRICTED RESERVE "A"**  
**SYDNEY HARBOUR, SECT. 1**  
**FILM CODE NO. 545074-H.C.M.R.**

I hereby certify that this plat accurately represents the results of an on the ground survey made under my supervision and that it correctly represents the facts found at the time of said survey. All property corners are as described hereon and there are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Martin T. Roe

Martin T. Roe, R.P.L.S. No. 2108  
 Date Signed: 3-23-12



UPDATED: 3-21-12 (POOL)  
 UPDATED: 10-22-07  
 UPDATED: 6-28-07 (FORM MOVED)

LOT	BLOCK	SUBDIVISION	STREET ADDRESS		
40	2	SYDNEY HARBOUR, SECTION 2	17859 CAMP COVE DRIVE		
MAP REFERENCE		SURVEY		CITY	STATE
FILM CODE NO. 568216, H.C.M.R.		GEORGE W. MENDELL, JR. SURVEY, A-1527 J.C. HUTCHESON, JR. SURVEY, A-1626		HARRIS	TEXAS
PURCHASER			DATE	DWN. BY	JOB NO.
MATTHEW J. CROSS and HILARY M. CROSS			6-18-07	M.R./C.V.	0504-1711

4072-2



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

Date: Apr 18, 2024 GF No. \_\_\_\_\_

Name of Affiant(s): Matthew and Hilary Cross

Address of Affiant: 17859 Camp Cove Dr, Cypress, TX 77429

Description of Property: LT 40 BLK 2 SYDNEY HARBOUR SEC 2  
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 3/21/2012 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.

[Signature]

SWORN AND SUBSCRIBED this 18 day of April, 2024

Amy Denton  
Notary Public

Amy Denton, Cy-Fair Real Estate, 16718 House & Hahl Rd, Suite N, Cypress, TX 77433, 3031018  
Produced with Brokermint, Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92009

(TXR-1907) 02-01-2010

