

BEARINGS AND STREET RIGHT-OF-WAY PER PLAT

WESTHEIMER

LOT 7

LOT 8

FNC. COR.
WEST - 0.8'

SOUTH - 25.00'

FNC. COR.
WEST - 0.8'

100.00'

THE NORTH
HALF OF
LOT 25

21.3'

21.9'

1.0'

9.7'

0.9'

0.9'

17.3'

20.3'

1.8'

4.22'

50.8'

BLOCK 5

THREE STORY
STUCCO
TOWN HOME

10 B.L.

H.C.C.F. NO. N-253886

SOUTH - 353.16'

FND 1/2" NORTH - 25.00' GO.D SET
I.R.
P.O.B.

NOTES:

- 1. UTILITY EASEMENT PER VOL. 826, PAGE 532 DRHC.
- 2. PARTY WALL AGREEMENT PER INSTRUMENT S979216.
- 3. FENCES AS SHOWN.

WESTGATE

ALL THAT CERTAIN 0.06 ACRE TRACT OF LAND BEING THE NORTH HALF OF LOT 25, BLOCK 5, WEST COURT ADDITION, RECORDED IN VOLUME 6, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON PAGE 2.

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
ACCORDING TO F.I.R.M. MAP NO. 480296 0860K, DATE 4/20/00
BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plot 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:

GF 01040116 of CHARTER TITLE COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ADDRESS: 2629 WESTGATE #A
CITY: HOUSTON, TEXAS ZIP: 77098
PURCHASER: MARY R. RAHMES

LENDER: MITCHELL MORTGAGE

JOB NO: 0630-01 DATE: 03_26_01 SCALE: 1" = 20'

REVISION: 3/27/01

Key Map



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 Richmond Ave. Suite J-101 Houston, Texas 77082
TEL. (281) 556-6918 FAX (281) 556-9331

Copyright 2001

B.C.

NOTE: SURVEY ISSUED AS IS AT CLIENTS REQUEST. REVISED SURVEY
-WILL BE ISSUED AFTER RECEIPT AND REVIEW OF ADJOINING DEED.

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

Date: April 23, 2024

GF No. _____

Name of Affiant(s): Mita Das, Nishant Shah

Address of Affiant: 2629 Westgate Street #A, Houston, TX 77098

Description of Property: N 1/2 Of Lot 25 Block 5 West Court

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."): Owners

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

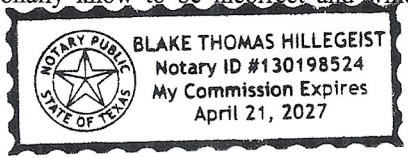
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 October 22, 2010 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.



DocuSigned by: Mita Das 4/23/2024

Nishant Shah 4/23/2024

Nishant Shah

SWORN AND SUBSCRIBED this 23rd day of April, 2024

Blake Thomas Hillegeist

Notary Public
Blake Thomas Hillegeist

(TXR-1907) 02-01-2010