

**NOTES**

- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
- RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DEFINED PER VOLUME 85, PAGE 64 H.C.C.F. NO. 8444616 (4003/122 DR), 8323668, 1615770, U714845, AND RP-2016-486269, RP-2016-138854, 20210558366, 20220266264, G.P.R.H.C.T.K.
- ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
- BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
- MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
- SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
- A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
- BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown herein represents a survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THE TRANSACTION ONLY.  
 © 2023, TRI-TECH SURVEYING COMPANY, L.P.

**STATE OF TEXAS**  
**RANDY BURT**  
 6825  
 PROFESSIONAL LAND SURVEYOR

09-29-2023  
 SURVEYOR REGISTRATION

**TRI-TECH SURVEYING COMPANY, L.P.**

10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-657-9800

www.tritechtx.com      TBP.L.S. #16115900

**FINAL W/ TOPO SURVEY**

LOT: 14  
 BLOCK: 2  
 SUBDIVISION: BERNARD MEADOWS  
 RECORDING: VOLUME 85, PAGE 64  
 MAP RECORDS HARRIS COUNTY, TEXAS

BOARDOWNER: ELEVON DEVELOPMENT, L.P.  
 TITLE CO: CLO REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 G.P. NO. 22187666E, G.F. EFFECTIVE DATE: 08-18-2022  
 SURVEYED FOR: PARTNERS IN BUILDING

JOB NO.: PIB928-22  
 ENCUMB. STUDY: N/A  
 CALC BY: M. COX  
 DRAWN BY: J. BELLS  
 CHECKED BY: DAN SELLWAN  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD CREW (A): G. HALLUM / N. BUZZELLI  
 FIELD CREW (B): N/A  
 FIELD DATE: 12-16-2022  
 COGO VER: ADESK C130 2015

**LEGEND**

- GRATE INLET
- LIGHT STANDARD
- MANHOLE
- BOLLARD
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- POWER POLE
- GUY ANCHOR
- WATER METER
- ELECTRIC BOX
- CONCRETE
- COVERED
- CALL
- SANITARY MANHOLE
- STORM MANHOLE
- CONTROLLING MONUMENT
- EDGE OF ASPHALT

**COMMON ABBREVIATIONS**

- OHU = OVERHEAD UTILITIES
- UE = UTILITY EASEMENT
- AE = AERIAL EASEMENT
- WLE = WATERLINE EASEMENT
- BL = BUILDING LINE
- FL = BOUNDARY LINE
- FND = FOUND
- LR = IRON ROD
- IP = IRON PIPE
- PVC = FENCE
- PP = POWER POLE
- MH = MANHOLE
- R.C.P. = REINFORCED CONCRETE PIPE
- P.V.C. = POLYVINYL CHLORIDE PIPE
- STM MH = STORM SEWER MANHOLE
- SAN MH = SANITARY SEWER MANHOLE
- D.B.L. = DETACHED BUILDING LINE

**ELEVATION INFORMATION**

ALL ELEVATIONS SHOWN HEREON ARE BASED ON N.A.S.D. 1988, 2001 ADJUSTMENT

BM: H.C.F.C.D. RM. NO. 210150  
 ELEV = 64.30' N.A.S.D. 1988, 2001 ADJ.

TBM: SET \* W/4" ON BB-INLET NEAR SOUTHEAST CORNER OF SUBJECT PROPERTY ALONG BENIGNUS ROAD  
 ELEV = 75.74' N.A.S.D. 1988, 2001 ADJUSTMENT

TREES SPECIES (IF SHOWN) WERE IDENTIFIED BY A SURVEY CREW AT THE TIME OF SURVEY TO THE BEST OF OUR ABILITIES. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR FINAL DETERMINATION AND VERIFICATION OF SPECIES.

**TREE SURVEY KEY:**

- TREE WITH SIZE
- HARDWOOD
- SOFTWOOD

**DRAIN MANHOLES**

1. TR=77.54 FL=4"PVC 77.09 (NE) =4"PVC 77.09 (SE)	5. TR=77.10 FL=4"PVC 76.57 (N) =4"PVC 76.57 (E) =4"PVC 76.57 (S)
2. TR=77.60 FL=4"PVC 77.12 (N) =4"PVC 77.12 (S)	6. TR=77.14 FL=4"PVC 76.52 (N) =4"PVC 76.52 (E) =4"PVC 76.52 (W)
3. TR=77.81 FL=4"PVC 77.13 (N) =4"PVC 77.13 (S)	7. TR=77.37 FL=4"PVC 76.88 (N) =4"PVC 76.88 (E) =4"PVC 76.88 (W)
4. TR=77.43 FL=4"PVC 76.97 (N) =4"PVC 76.97 (S) =4"PVC 76.97 (W)	

SUBJECT TO:  
 CITY OF HOUSTON (G.O.H.) ORDINANCE 81-1701 PER H.C.C.F. NO. M53038B AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. NO. M337573 AND AMENDED BY C.O.H. ORDINANCE 1988-282, DEALING WITH THE BUILDING LINES AMONG OTHER THINGS.

**12503 VINSON DRIVE**  
 HOUSTON, HARRIS COUNTY, TEXAS 77024

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

Date: 04/24/2024

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

Name of Affiant(s): Kathy Qin

Address of Affiant: 375 Tealwood Dr Houston, TX 77024

Description of Property: LT 14 BLK 2 MEMORIAL MEADOWS

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 September 24, 2023 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.

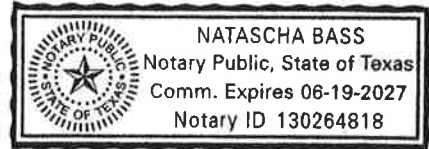
EXCEPT for the following (If None, Insert "None" Below):

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.

Kathy Qin



SWORN AND SUBSCRIBED this 24<sup>th</sup> day of April, 2024.

Natascha Bass

Notary Public