

CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES

WIRE FENCE — X —
 CHAIN LINK FENCE — 0 —
 IRON FENCE — I —
 WOOD FENCE — // —
 OVERHEAD UTILITIES — U —

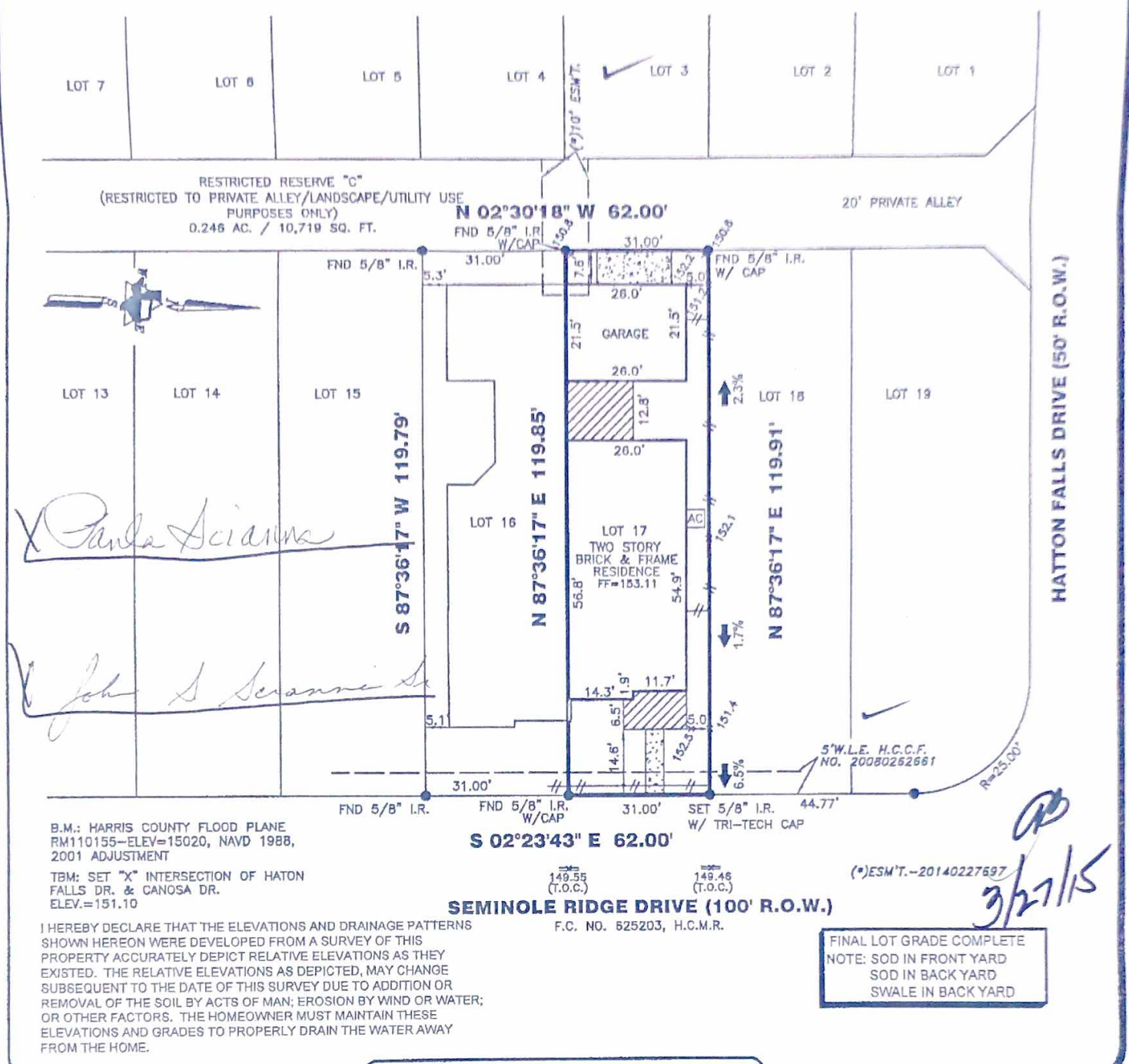
BL = BUILDING LINE
 PL = PROPERTY LINE
 UE = UTILITY EASEMENT
 AE = AERIAL EASEMENT
 MH = MANHOLE
 FNC = FENCE
 BUILDING LINE
 ESMT LINE
 AERIAL ESMT

I.R. = IRON ROD
 I.P. = IRON PIPE
 PUE = PUBLIC UTILITY ESMT.
 PAE = PERMANENT ACCESS ESMT.
 MUE = MUNICIPAL UTILITY ESMT.
 SSE = SANITARY SEWER ESMT.
 WLE = WATERLINE EASEMENT
 ROW = RIGHT OF WAY
 FND = FOUND

LEGEND
 CONCRETE
 COVERED
 BOD

ELECT. BOX
 A/C PAD
 FIRE HYDRANT
 LIGHT STANDARD
 UTILITY POLE
 MANHOLE
 WATER METER
 UTIL. PEDESTAL

SCALE 1"=30'



B.M.: HARRIS COUNTY FLOOD PLANE
 RM110155—ELEV=15020, NAVD 1988,
 2001 ADJUSTMENT

TBM: SET "X" INTERSECTION OF HATON
 FALLS DR. & CANOSA DR.
 ELEV.=151.10

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

16931 SEMINOLE RIDGE DRIVE

PROPERTY INFORMATION

LOT 17 BLOCK 1

SUBDIVISION: BRIDGELAND LAKELAND HEIGHTS SEC 4

RECORDING INFO:
 FILM CODE NO. 648236, OF THE MAP RECORDS,
 HARRIS COUNTY, TEXAS

BORROWER:
JOHN S. SCIANNA, SR. AND PAULA SCIANNA

TITLE CO.
CHICAGO TITLE EXECUTIVE TITLE CO., LTD.

G.F.# ETH1500333 G.F. DATE: 02-22-15

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y24864-14

CLIENT JOB NO: N/A

DRAWN BY: NR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0405M

REVISED DATE: 10-16-13 ZONE: "X"

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROO CAPS ARE STAMPED "MILLER", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 657049, M.R.H.C.T.X., M.C.C.F. NOS. Z048109, Z046110, Z0140047832, Z0140350422, Z0140350423

C.O.H. ORDINANCE 05-1878 PER H.C.C.F. # N-253888 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.H. ORDINANCE 1999-262.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

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 PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	10-21-14	LOT PAD	
2	12-21-14	FORM	
3	03-17-15	FINAL	TDA

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
 10401 Westoffice Drive Phone: (713) 667-0800
 Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 10115900

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

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.
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SURVEYOR REGISTRATION

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 1-28-2024 GF No. _____

Name of Affiant(s): Casamigos Ventures, LLC

Address of Affiant: 16931 Seminole Ridge Drive Cypress, TX. 77433

Description of Property: Lot 17 Block 1 Bridgeland Lakeland Heights Section 4
County: Harris Texas

Name of Title Company: _____

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

- (1) We are the owners of the Property. (If not owners, 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.") Manager of LLC
- (2) We are familiar with the Property and with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.
- (4) To the best of our actual knowledge and belief, since 10-16-13 (date of existing survey) 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; or
 - (d) conveyance, 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): _____

- (5) We understand that the 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 the improvements.
- (6) We understand that we have no liability to the Title Company or the title insurance 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.

Mauricio Rivera

05/28/2024

Affiant

Affiant

SWORN AND SUBSCRIBED this 28 day of May, 2024

Notary Public

