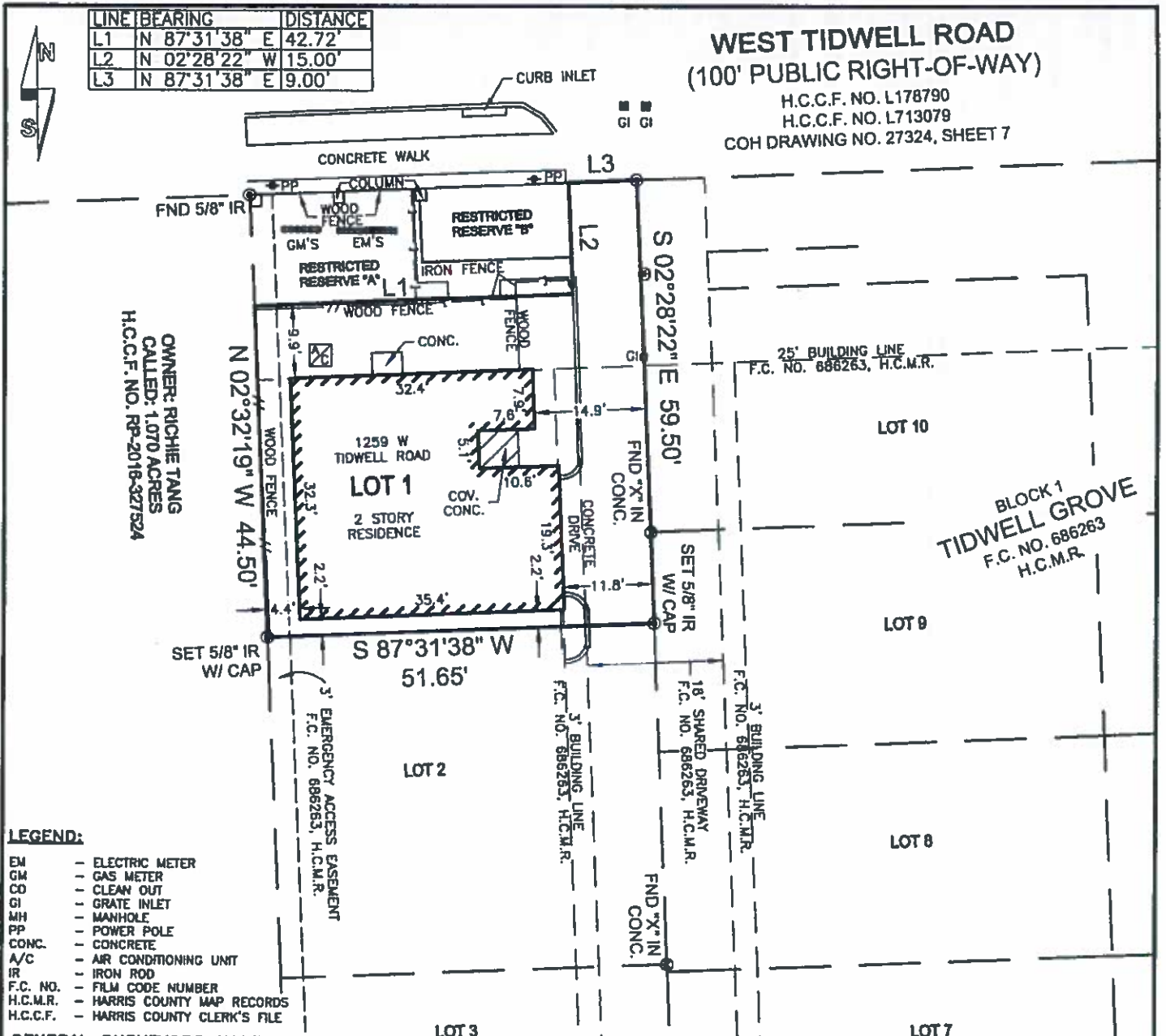


LINE	BEARING	DISTANCE
L1	N 87°31'38" E	42.72'
L2	N 02°28'22" W	15.00'
L3	N 87°31'38" E	9.00'

**WEST TIDWELL ROAD
(100' PUBLIC RIGHT-OF-WAY)**

H.C.C.F. NO. L178790
H.C.C.F. NO. L713079
COH DRAWING NO. 27324, SHEET 7



OWNER: RICHIE TANG
CALLED: 1.070 ACRES
H.C.C.F. NO. RP-2018-327524

BLOCK 1
TIDWELL GROVE
F.C. NO. 686263
H.C.M.R.

LEGEND:

- EM - ELECTRIC METER
- GM - GAS METER
- CO - CLEAN OUT
- GI - GRATE INLET
- MH - MANHOLE
- PP - POWER POLE
- CONC. - CONCRETE
- A/C - AIR CONDITIONING UNIT
- IR - IRON ROD
- F.C. NO. - FILM CODE NUMBER
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- H.C.C.F. - HARRIS COUNTY CLERK'S FILE

GENERAL SURVEYORS NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.
2. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. No. FTH-77F-FAH20015852, EFFECTIVE DATE: NOVEMBER 4, 2020.
3. WETLAND AREAS, FAULT LINES, TOXIC WASTE AREAS OR OTHER ENVIRONMENTAL ISSUES WERE NOT DETERMINED ON THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
4. THIS SURVEY DEPICTS THE FOOTPRINT OF ALL BUILDINGS. PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. ARE NOT SHOWN.
5. SUBJECT TO THE CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.
6. SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT IN F.C. No. 686263, H.C.M.R. & H.C.C.F. No(s), RP-2018-458182, RP-2020-81871, AND RP-2020-81872.
7. SUBJECT TO COMMON AREA UTILITY AND DRAINAGE, AND MAINTENANCE ACCESS EASEMENTS AND RESTRICTIONS AS SET OUT IN H.C.C.F. No. RP-2018-458182.
8. NOTICE OF STORM WATER QUALITY REQUIREMENTS AS SET OUT IN H.C.C.F. No. RP-2019-81090.

F.E.M.A. FLOOD ZONE STATEMENT:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0860M, DATED JUNE 9th 2014 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

500-YEAR BASE FLOOD ELEVATION: N/A

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.



PROPERTY INFORMATION

DRAWING INFORMATION

LOT	BLOCK	SUBDIVISION	SCALE
1	1	TIDWELL GROVE	1" = 20'
ADDRESS: 1259 W. TIDWELL HOUSTON, TEXAS 77091			PROJ. # 18-090
PURCHASER: -			FILE 1259 W. Tidwell.dwg
RECORDING: FILM CODE NO. 686263, H.C.M.R.		COUNTY: HARRIS	FIELD BY JASON
			DRAFTING BY TAD
			DATE 11-10-20
			DATE 11-20-20
			FB Field Book
			VER 2015

I, Kevin K. Kolb, do hereby certify this plat correctly represents a boundary survey made under my supervision on the ground on 11/20/20 in accordance with the information provided me and correctly represents the facts as found at the time of this survey. There are no encumbrances shown as shown hereon.

WITNESSED MY HAND AND SEAL THIS 20th DAY OF NOVEMBER, 2020.
[Signature]
Kevin K. Kolb
Registered Professional Land Surveyor
Texas Registration No. 5269



TSE
TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300

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

Date: 6/14/2024 GF No. _____
Name of Affiant(s): Desheiges Nicole Jin
Address of Affiant: 1259 W Tidwell Road, Houston TX 77091
Description of Property: 1259 West Tidwell Road, Houston, TX 77091 LT 1 Blk 1 Tidwell Grove otherwise
County Harris County, Texas Known as 1259 West Tidwell Road, Houston
TX 77091

"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 12/09/2020 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.

X [Signature]

SWORN AND SUBSCRIBED this 14 day of June, 2024.

[Signature]
Notary Public

(TXR 1907) 02-01-2010

