

TITLE COMPANY:



TRACY M. BAXTER

281-558-3005

G.F. #: 1420182053

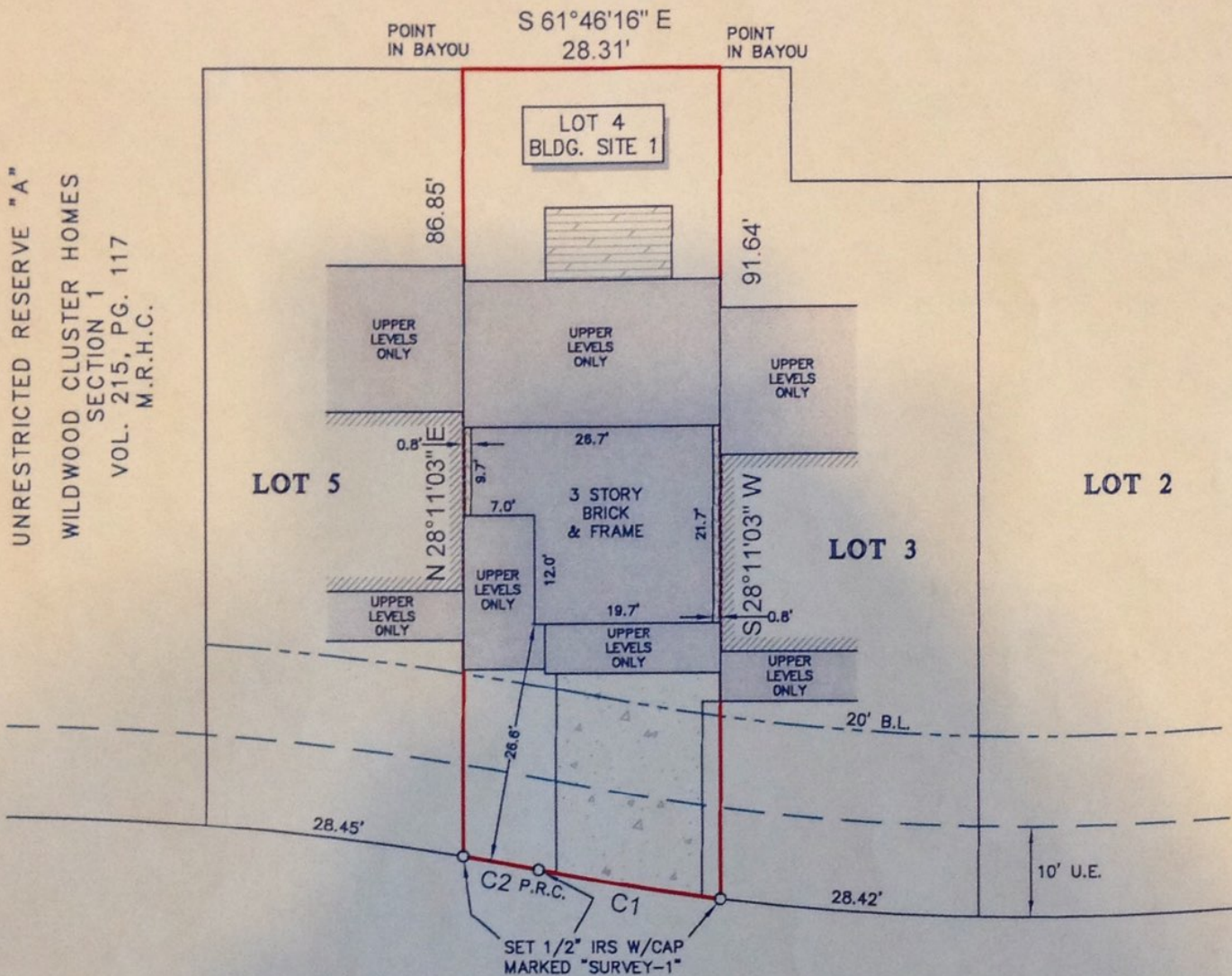
ISSUE DATE: 06-09-14

UNRESTRICTED RESERVE "A"

WILDWOOD CLUSTER HOMES SECTION 1 VOL. 215, PG. 117 M.R.H.C.



UNRESTRICTED RESERVE "A" WILDWOOD CLUSTER HOMES SECTION 1 VOL. 215, PG. 117 M.R.H.C.



BRIAR PATCH (60' R.O.W.)

LEGEND

Legend box containing symbols for CONCRETE, WOOD DECK, ADJOINING STRUCTURE, B.L. = BUILDING LINE, U.E. = UTILITY EASEMENT, and EAVES.

Table with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows for C1 and C2.

NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW.
2. FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
3. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
4. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
6. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
7. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 06-09-14, UNDER G.F. NO. 1420183053.
8. AN AGREEMENT WITH H. L. & P. FOR INSTALLATION, OPERATION & MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS RECORDED IN C.F. NO. E-215341.
9. AN AGREEMENT WITH CABLE TELEVISION AS RECORDED IN C.F. NO. G-923551.
10. PARTY WALLS RULES AND REGULATIONS AS RECORDED IN C.F. NO. E-566795.
11. EASEMENT FOR MINOR ENCROACHMENTS AS RECORDED IN C.F. NO. E-566795.

PROJECT: A LAND TITLE SURVEY OF LOT 4, BUILDING SITE 1, OF WILDWOOD CLUSTER HOMES PARTIAL REPLAT NO. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 505127 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: BANOU OMOUMI
ADDRESS: 12618 BRIAR PATCH
FLOOD ZONE: "X" (SHADED) & "AE"
FLOOD MAP DATE: 6-18-07



SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 10, 2014 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL RPLS# 4148
FIELD CREW: JF
JOB#: 6-27961-14
DRAFTER: JB
DATE: 06-12-14



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

Date: July 4, 2024

GF No. _____

Name of Affiant(s): Albert Kyin

Address of Affiant: 2701 Newman Street Houston, TX 77098

Description of Property: Lot 4 Block 1 Wildwood Cluster Homes PAR R/P

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."): Owner

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.

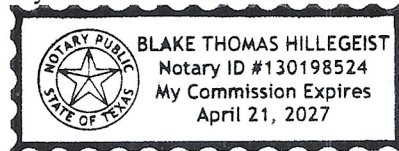
4. To the best of our actual knowledge and belief, since June 12, 2014 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

Signed by Albert Kyin on 7/4/2024
DocuSigned by:
Albert Kyin
E6050A587F81496...



SWORN AND SUBSCRIBED this 4th day of July, 2024

Blake Thomas Hillegeist
Notary Public

Blake Thomas Hillegeist

(TXR-1907) 02-01-2010