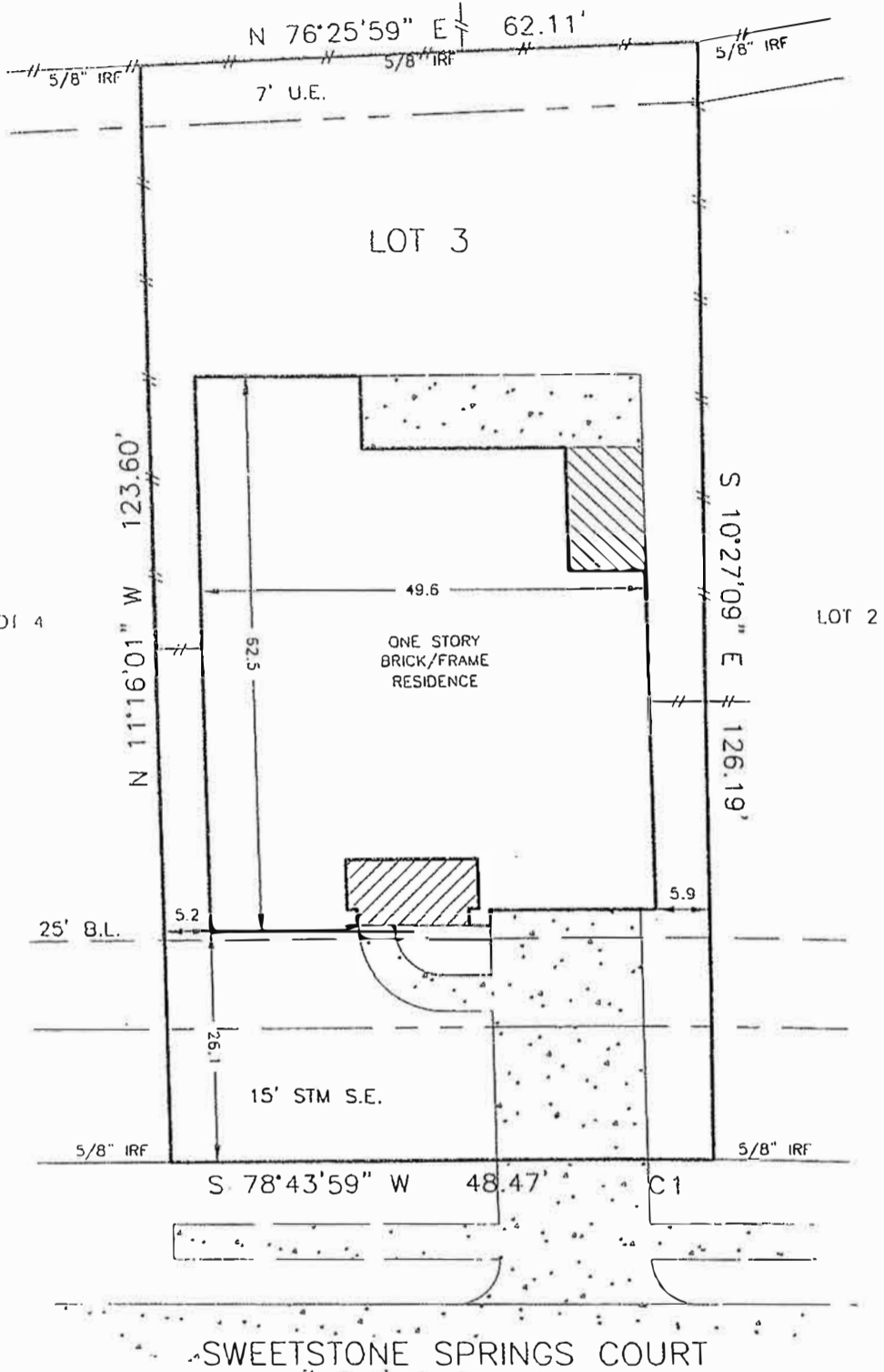


SCALE: 1" = 20'

FINAL SURVEY

CYPRESS CREEK LAKES
SEC. 5
FILM CODE NO. 572090 H.C.M.R.



Ashley Dan Victorick

Ashley Dan Victorick

- NOTES:
- EASEMENTS AND BUILDING LINES ARE AS DELINEATED ON THE SUBDIVISION PLAT NOTED HEREON.
 - SUBJECT TO AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE AS PER H.C.C.F. NO. 2548652.
 - 7' UTILITY EASEMENT AS PER H.C.C.F. NO. Y044536.

C1 R=830.00' L=11.80'

SURVEYOR'S NOTE: Offsets to fences are to approximate centerline; Bearings are based on record Plat/Deed information unless noted otherwise; Survey Control Monuments are indicated as IRF, IPF or CM; Surveyor makes no claims as to the ownership of land or improvements shown hereon; and unless noted otherwise, only the items listed in the title commitment noted hereon were utilized for this survey.

LEGAL LOT 3, BLOCK 2, CYPRESS CREEK LAKES, SEC. 7, FILM CODE NO. 602258, M.R., HARRIS COUNTY, TEXAS

LENDER: SBJST	TITLE COMPANY: PRIORITY TITLE	GF NO: 06160767
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PURCHASER: ASHLEY DAN VICTORICK
ADDRESS 26810 SWEETSTONE SPRINGS COURT, CYPRESS, TEXAS

THE PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AS DELINEATED ON FIRM COMMUNITY PANEL NO 480287.0405.L DATED 11-08-96



THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THE FOLLOWING: THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DELINEATED HEREON; THIS DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY; THE ABOVE GROUND IMPROVEMENTS FOUND AT THE TIME OF THE SURVEY ARE AS SHOWN HEREON; THERE ARE NO OVERLAPS OR INTRUSIONS OF IMPROVEMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN; AND THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED:	04-25-07
DRAFTED:	04-26-07
KEY MAP:	366 R
JOB NO:	70015

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

Date: 02/09/2024 GF No. _____
Name of Affiant(s): Melissa Victorick-Brown, Independent Administrator Ashley Victorick Estate
Address of Affiant: 26810 Sweetstone Springs Court, Cypress, TX 77433
Description of Property: LT 3 BLK 2 CYPRESS CREEK LAKES SEC 7
County Harris County, 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 2007 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): extended back patio

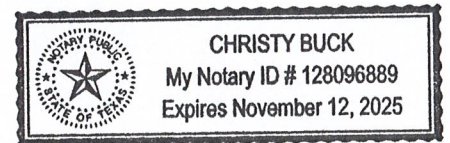
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Melissa Victorick Brown, Ind Administrator
Ashley Victorick estate

SWORN AND SUBSCRIBED this 24 day of June, 202024.

Christy Buck
Notary Public

(TXR 1907) 02-01-2010



Sibling of the estate, please verify survey