

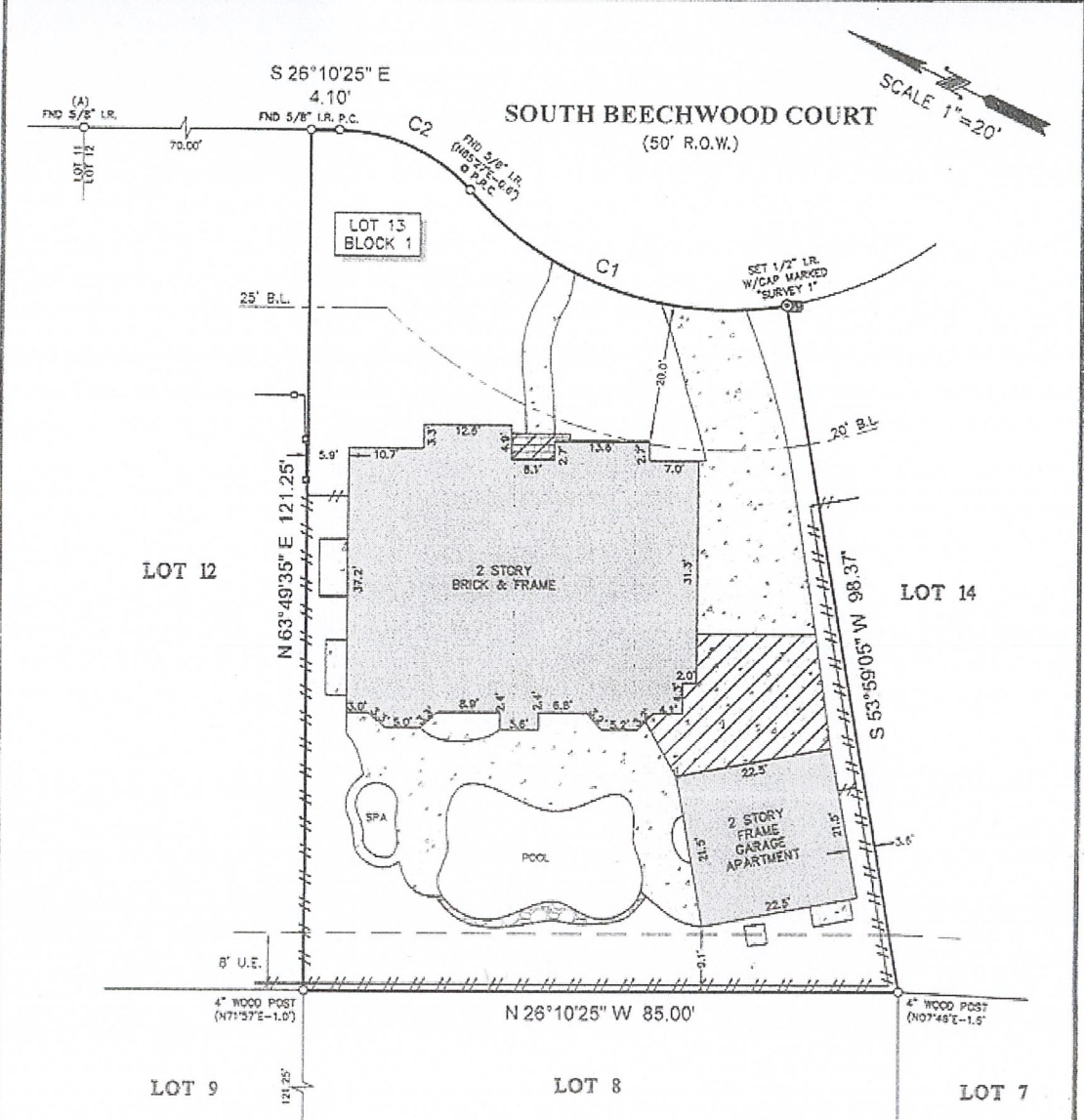
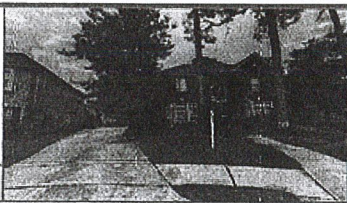
TITLE COMPANY:



281-916-5100

G.F. #: 2201107CL

ISSUE DATE: JULY 8, 2022



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	50.28'	S 06°47'32" E	48.19'
C2	25.00'	21.03'	S 02°04'44" E	20.41'

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - 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.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 8, 2022, UNDER G.F. NO. 2201107CL.
 - AGREEMENT FOR UNDERGROUND ELECTRICAL SERVICE WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NO. P50632.
 - AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY, AS RECORDED IN CLERK'S FILE NO. P848875.

LEGEND

B.L.	BUILDING LINE	BRICK
U.E.	UTILITY EASEMENT	ROCK
WM	WATER METER	FENCE
CON	CONCRETE	WOOD
COV	COVERED AREA	METAL

LEGAL DESCRIPTION: LOT 13, IN BLOCK 1 OF PINE BROOK, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 356094 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



SURVEYOR'S 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 JULY 11, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR OBSTRUCTIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS 4148

CLIENT: RONALD W. BENNETT AND JULIE HUTCHINGS BENNETT

ADDRESS: 3907 SOUTH BEECHWOOD COURT
www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: LG
TECH: ET

DRAFTER: MC(V)
FINAL CHECK: LB

DATE: JUL. 14, 2022

JOB#: 7-114213-22

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1362

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

Date: 06/10/2024 GF No. _____
Name of Affiant(s): Ronald W Bennett and Julie H Bennett
Address of Affiant: 3907 South Beechwood Court, Houston, TX 77059
Description of Property: LT 13 BLK 1 PINE BROOK SEC 2
County Harris County, Texas


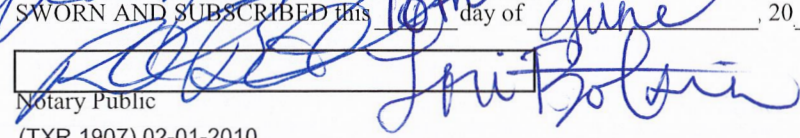
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 July 2022 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, replatting, 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.


SWORN AND SUBSCRIBED this 10th day of June, 2024.

Notary Public

(TXR 1907) 02-01-2010

