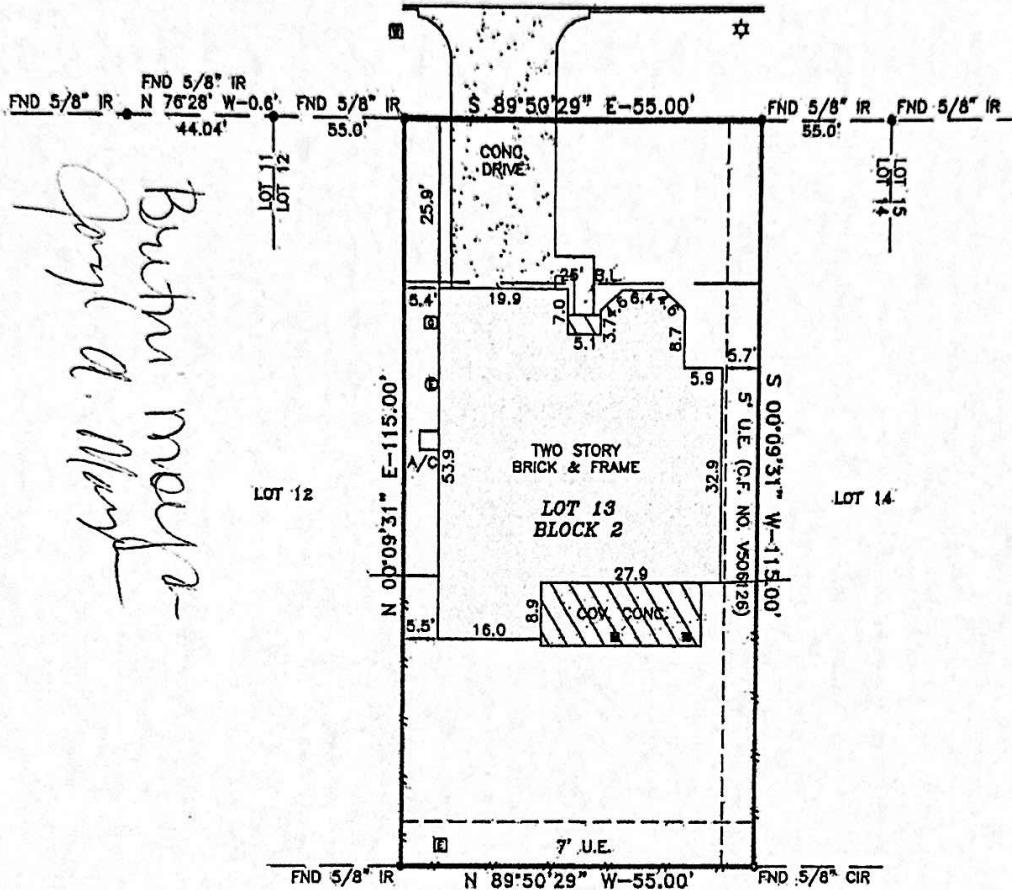


**LEGEND**

- - ELECTRIC BOX
- - ELECTRIC METER
- - GAS METER
- - WATER METER
- ☆ - LIGHT POLE

**SIENNA TRAILS DRIVE**  
(80' PUBLIC RIGHT-OF-WAY)



FRIENDSWOOD LAND  
DEVELOPMENT COMPANY  
C.F. NO. S816461

**SURVEY NOTES**

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR DID NOT ABSTRACT THE PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY INSURANCE COMPANY OF NO. 1420190654/88-00422572, EFFECTIVE DATE DECEMBER 21, 2014.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C0240M, EFFECTIVE DATE 10-16-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. AN AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY RECORDED UNDER CLERK'S FILE NO. V-532305 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
7. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

**SURVEYOR'S CERTIFICATION**

I, ROGER D. PICKERING, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.



*Roger D. Pickering*  
Roger D. Pickering, R.P.L.S.,  
Texas Registration No. 5879

Date

SCALE: 1"=20'	DATE: 01-13-15
REVISION:	
BOOK: N/A	
DRAWN BY: K.L.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 70006-15	

<b>STEWART TITLE COMPANY</b>	
PURCHASER: JORGE A. MOYA & BRITNI MOYA	
LENDER: NATIONS RELIABLE LENDING, LLC	
PROPERTY ADDRESS: 12807 SIENNA TRAILS DRIVE	
TOMBALL, TEXAS 77377	

<b>LAND TITLE SURVEY</b>	
LOT 13, BLJ	SECTION 9,
ACCORD	EREOF
RECORDED	26 OF THE
MAP RE	TEXAS.

<b>PICKERING &amp; ASSOCIATES</b>	
PROFESSIONAL LAND SURVEYORS, LLC	
Plan Registration No. 10165200	
7702 Fin Oak Street	
Montgomery, Texas 77316	
Phone: (281) 447-4703	
Mobile: (281) 804-0785	
rpickering@hotmail.com	
Copyright 2015	

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 5-31-2025 . GF No. \_\_\_\_\_

Name of Affiant(s): Jorge + Britni Moya

Address of Affiant: 12807 Sienna Trails Drive

Description of Property: Lot 13 Block 2 Village Creek Section 9  
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."): \_\_\_\_\_

(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 1-13-15 (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): none

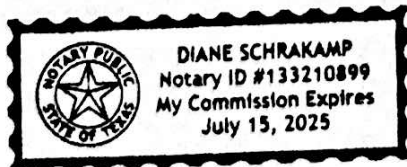
(5) We understand that the Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this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

[Signature]  
Affiant

Britni Moya  
Affiant

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



\_\_\_\_\_  
Notary Public