

TITLE COMPANY:

stewart

title guaranty company

281-812-2233

G.F. #

1420189836

ISSUE DATE:

NOV. 17, 2014

HARRIS COUNTY ROW DEPT
(GRAND PARKWAY)
HCAD# 0440470000165

SCALE 1"=20'

SET 1/2" IR W/CAP
MARKED "SURVEY 1" N 87°01'33" E 50.00' SET 1/2" IR W/CAP
MARKED "SURVEY 1"

14' U.E.

LOT 11
BLOCK 11

LOT 12

1 STORY
FRAME

LOT 10

5' S.S.E.

FND 1/2" I.R.

S 87°03'18" W

50.00'

FND 1/2" I.R.

FND 1/2" I.R.

148.47'

P.C.

SARDIS LAKE DRIVE
(60' R.O.W.)

LEGEND

- ☐ CONCRETE
☒ COVERED AREA
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 S.S.E. = SANITARY SEWER ESMT.
 FENCE
 // // // WOOD

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) HERE HELD FOR HORIZONTAL CONTROL.
- FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. 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 RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DEC. 5, 2014, UNDER G.F. NO. 1420189836.
- AGREEMENT WITH H.L.&P. AS RECORDED IN C.F. NO. V082976.

PROJECT: A LAND TITLE SURVEY OF LOT 11, IN BLOCK 11, OF THREE LAKES EAST, SECTION 4, PARTIAL REPLAT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 525078 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT:
MICHAEL NATHAN ISBELL

ADDRESS:
11626 SARDIS LAKE DRIVE

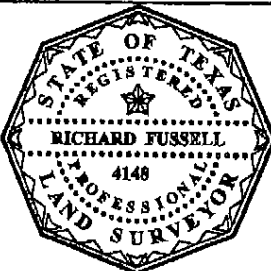
FLOOD ZONE:
"X" SHADED

FLOOD MAP DATE:
OCT. 16, 2013

FLOOD MAP#:
48201C 0240 M

FLOOD MAP COUNTY:
HARRIS

www.survey1inc.com
 survey1@survey1inc.com
 Firm Registration No. 100755-00
 P.O. Box 2543 • Alvin, TX 77012
 (281)393-1382 • Fax (281)393-1383



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 DEC. 8, 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 NOTED AS SHOWN.

RICHARD FUSSELL
RPLS# 4148

FIELD CREW: JC
 JOB#: 12-32436-14
 DRAFTER: SF
 DATE: DEC. 8, 2014

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 08/18/2026 GF No. _____
 Declarant: Michael Nathan Isbell, Danielle Isbell
 Description of Property: LT 11 BLK 11 THREE LAKES EAST SEC 4 PAR R/P
 County: Harris, Texas
 Date of Survey: 12/06/2014

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

The undersigned declares as follows:

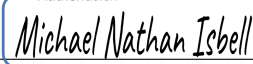
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

The fence on the left side of the home has been extended approximately 8' towards the front of the house.

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MYKNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Michael Nathan Isbell</u>. My date of birth is _____. and my address is <u>11626 Sardis Lake Dr</u> <u>Tomball, TX 77375</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris</u> County, State of <u>Texas</u>, on the _____ day of <u>08/18/26</u>, _____. Signed:   Declarant <u>Michael Nathan Isbell</u>	My name is <u>Danielle Isbell</u>. My date of birth is _____. and my address is <u>11626 Sardis Lake</u> <u>Tomball, TX 77375</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris</u> County, State of <u>Texas</u>, on the _____ day of <u>08/25/26</u>, _____. Signed:   Declarant <u>Danielle Isbell</u>
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