

*CITY ORDINANCES
**RESTRICTIVE COVENANTS
***BUILDER GUIDELINES

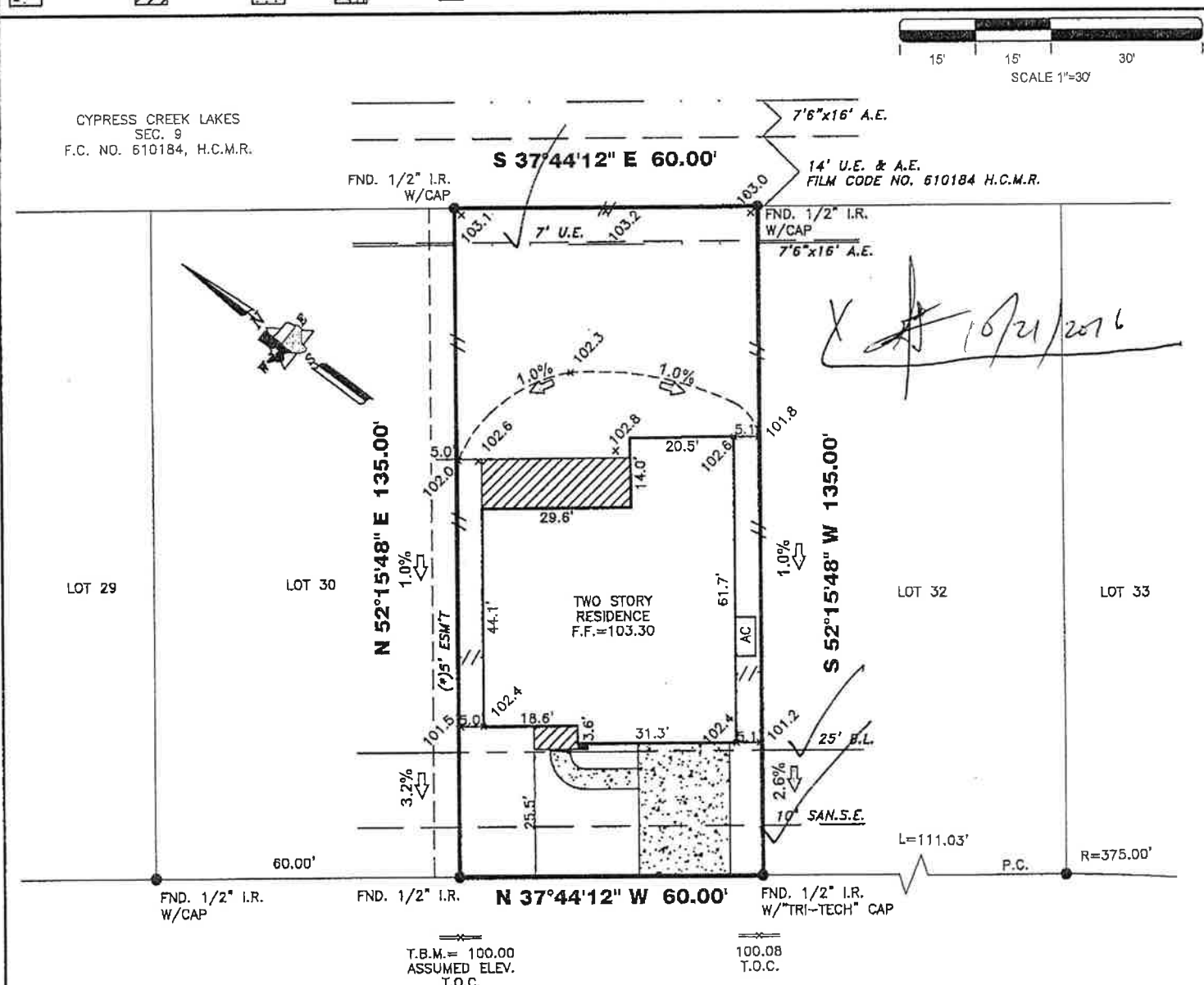
I.R. = IRON ROD
I.P. = IRON PIPE
P.L. = PROPERTY LINE
U.E. = UTILITY EASEMENT

FND. = FOUND
FNC. = FENCE
P.U.E. = PUBLIC UTILITY ESMT.
P.A.E. = PERMANENT ACCESS ESMT.

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W. = RIGHT-OF-WAY

CONCRETE
COVERED
SOD
BRICK
A/C PAD
ELEC. BOX
UTIL. PED.
MANHOLE

IRON FENCE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
BUILDING LINE (B.L.)
EASEMENT LINE
AERIAL EASEMENT (A.E.)



I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

MONICA JOYCE LANE
(60' R.O.W.)

(*)5' ESM'T H.C.C.F. #20150558996

FINAL LOT GRADE COMPLETE

NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

20222 MONICA JOYCE LANE

PROPERTY INFORMATION

LOT 31 BLOCK 1

SUBDIVISION:
CYPRESS CREEK LAKES SEC 23

RECORDING INFO:
FILM CODE NO. 676098, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
DANIEL S. AYOUNG ORTIZ

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD

G.F.# ETH1602090 G.F. DATE: 09-25-16

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y27157-16

CLIENT JOB NO: N/A

DRAWN BY: NG

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 05-21-16

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0415M

REVISED DATE: 10-16-13 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "BROWN & GAY", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO 675098, M.L.R.H.C.TX., F.B.C.C. FILE NOS. X085855, Y239223, 20060240102, 20120028193, 20120037760, 20120364987, 20120554919, 20120265884, 20130585505, 20140014353, 20140065015, 20140542544, 20150498265

C.O.M. ORDINANCE 85-1878 PER H.C.C.F. # N-253886 AND C.O.M. ORDINANCE 88-1312 PER H.C.C.F. # M-337573 AND AMENDED BY C.O.M. ORDINANCE 1099-262.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES. UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

NO.	DATE	REASON	BY
1	05-21-16	FORM SURVEY	NG
2	08-08-16	FINAL SURVEY	NR
3	10-03-16	ADD BUYER NAME	MDOB

TRI-TECH SURVEYING CO., L.P.

WWW.SURVEYINGCOMPANY.COM

10401 Westoffice Drive | Phone: (713) 667-0800
Houston Texas, 77042 | Fax: (713) 667-4610

TBPLS #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

© 2016, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
LISA DOBROWSKI
6544
PROFESSIONAL
LAND SURVEYOR

SURVEYOR REGISTRATION

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: August 31, 2026

GF No. 26163443CY

Name of Affiant(s): Daniel Ayoung S Ortiz

Address of Affiant(s): Daniel S. Ayoung Ortiz

Description of Property: Lot 31, Blk 1, of Cypress Creek Lakes, Section 23, County of Harris, TX

County: Harris, Texas

Date of Survey: October 3, 2016

"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 duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant 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 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:)

None

5. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct.

Signed:



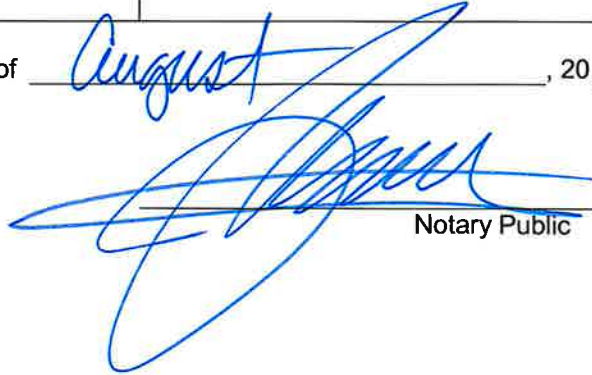
Daniel S. Ayoun Ortiz

I declare under penalty of perjury that the foregoing is true and correct.

Signed:

Affiant

SWORN AND SUBSCRIBED this 31 day of August, 20 26.


Notary Public

