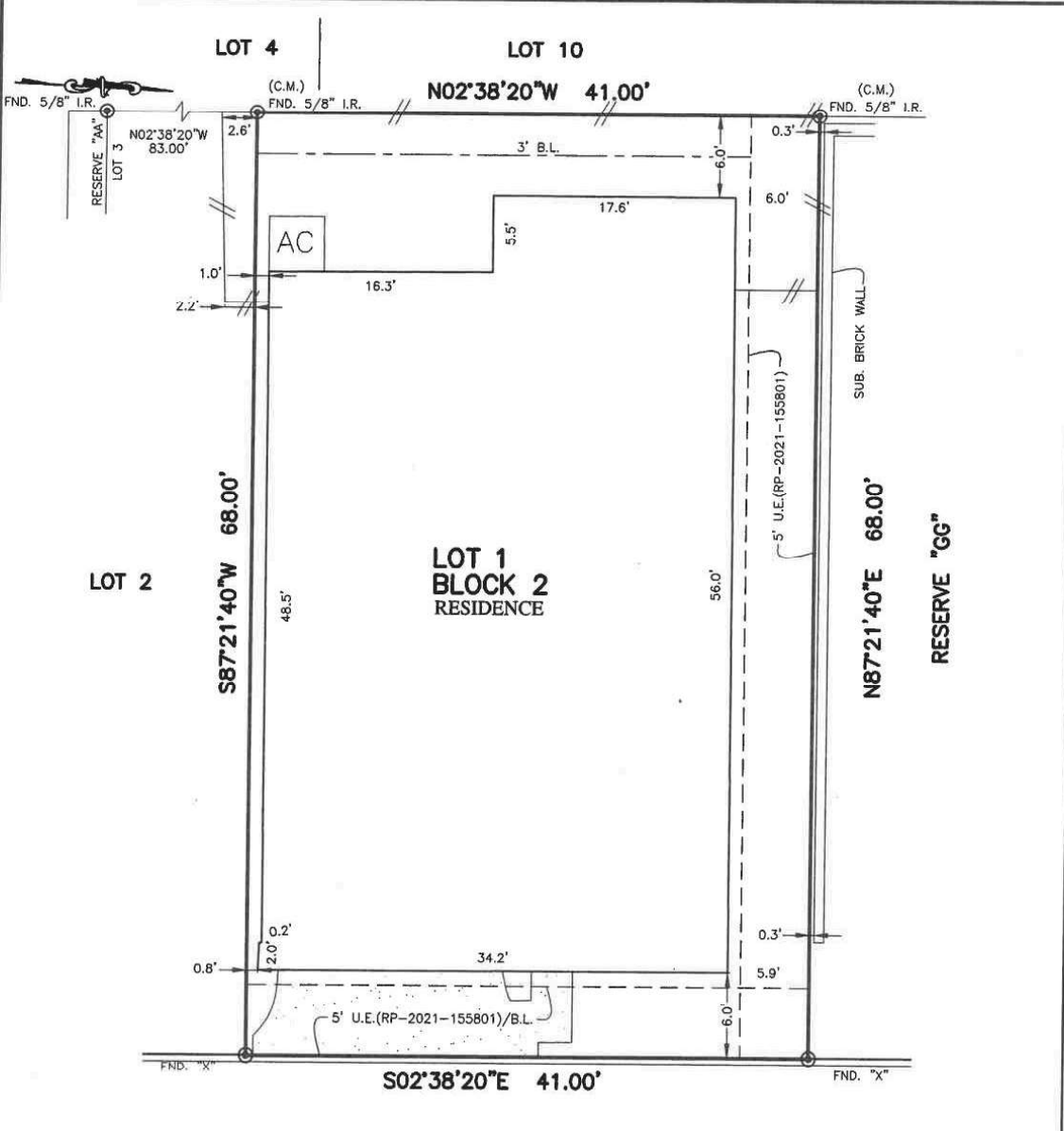




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊠ ELECTRIC BOX	⊠ GRATE DRAIN
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊠ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	⊕ WATER VALVE	⊕ TELEPHONE PEDESTAL	
WOODEN FENCE	EXT. EXTENDED	P.A.E. PERMANENT ACCESS EASEMENT	⊕ FIRE HYDRANT	⊕ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PUBLIC UTILITY EASEMENT	⊕ MONUMENT	⊕ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	PVT. PRIVATE	⊕ IRON ROD	⊕ WATER METER	⊕ MANHOLE & INLET
OVERHEAD ELECTRIC	C.M. CONTROL MONUMENT	FND. FOUND	⊕ IRON PIPE	⊕ GUY ANCHOR	⊕ INLET



**3111
LEATHER LEAF LANE
(28' P.A.E.)**

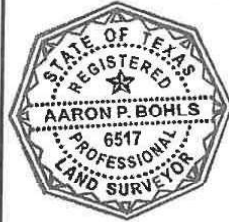
BY SIGNING BELOW I HEREBY
CERTIFY THAT I HAVE REVIEWED
AND RECEIVED A COPY OF THIS
SURVEY.
Melanie P. Morin 10-6-2022 DATE
DATE

**PLAT OF SURVEY
SCALE: 1" = 10'**

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 3. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
 4. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "JONES & CARTER" UNLESS OTHERWISE NOTED.
 5. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY Co. UNDER G.F. No HOU-9546-22.
 6. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. RP-2019-514076.
 7. SHORT FORM BLANKET EASEMENT RECORDED UNDER C.F. No. RP-2020-113289.
 8. SUBJECT TO 3' SIDE & REAR CONSTRUCTION, MAINT., & ACCESS ESMT PER RP-2019-486799.

FOR: MELANIE MORIN
ADDRESS: 3111 LEATHER LEAF LANE
ALLPOINTS JOB#: MH260592 BY: BMG
G.F.: HOU-9546-22
JOB: 65146220322

**LOT 1, BLOCK 2,
PINECREST, SECTION 4,
FILM CODE NO. 688687, MAP RECORDS,
HARRIS COUNTY, TEXAS**



FLOOD ZONE: X SHADED/AE
COMMUNITY PANEL: 48201C0635M
EFFECTIVE DATE: 6/9/2014
LOMR: 15-06-0275P DATE: 11-13-2015
LOMR: 21-06-0515A DATE: 1-5-2021

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH
DAY OF SEPTEMBER, 2022.

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: September 1, 2025 GF No. _____
Declarant: Melanie Morin
Description of Property: Lt 1 Blk 2 Pinecrest sec 4
County Harris, Texas
Date of Survey: September 9, 2022

"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):

none

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 MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is Melanie Morin _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in Harris County, State of _____, on the _____ day of _____, _____.</p> <p>Signed:</p> <p>_____</p> <p>Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____</p> <p>_____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed:</p> <p>_____</p> <p>Declarant</p>
---	--

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Meritage Homes					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3111 Leather Leaf Lane					Company NAIC Number:	
City Houston		State Texas		ZIP Code 77080		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 1, Block 2, Pinecrest, Sec. 4						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>29°49'41.52"N</u> Long. <u>95°32'8.91"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1B</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>394</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of Houston / 480296				B2. County Name Harris		B3. State Texas
B4. Map/Panel Number 48201C0635	B5. Suffix M	B6. FIRM Index Date 11/15/19	B7. FIRM Panel Effective/ Revised Date 6/9/14	B8. Flood Zone(s) *X Shaded	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) **91.7	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: <u>NAVD 88 (2001 Adj)</u>						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3111 Leather Leaf Lane			Policy Number:
City Houston	State Texas	ZIP Code 77080	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: HCFCD RM# 050225 Vertical Datum: NAVD 88 (2001 Adj)

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: NAVD 88 (2001 Adj)

Datum used for building elevations must be the same as that used for the BFE.


Check the measurement used.

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>96.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>105.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>96.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>96.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>95.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>95.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Henry M. Santos	License Number 5450		
Title RPLS			
Company Name Allpoints Land Survey TBPELS # 10122600			
Address 1515 Witte Road			
City Houston	State Texas		ZIP Code 77080
Signature <i>Henry M. Santos</i>	Date 6-22-21	Telephone (713) 468-7707	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
 C2.a-e) Proposed Elevation
 *Per LOMR 21-06-0515A eff. date 1/5/21
 **Nearest BFE Per LOMR 15-06-0275P eff. date 11/13/15
 Top of curb = 95.3'; Centerline of street = 94.9'
 500 yr flood elevation = 92.5'
 Min FF = 94.9'

HARRIS COUNTY

**ENGINEERING DEPARTMENT
PERMIT OFFICE**

**10555 Northwest Frwy., Suite 120
Houston, Texas 77092
(713) 274-3900**

January 1, 2019

To Whom It May Concern:

**SUBJECT: Zoning, Building Codes, and Certificates of Occupancy in
Unincorporated Harris County**

Zoning:

There is no zoning regulation promulgated or administered by Harris County in the unincorporated area. Harris County does administer regulations pertaining to floodplain management, on-site sewage facilities, driveways, and signs. All development regulations may be viewed on our website: www.eng.hctx.net/permits

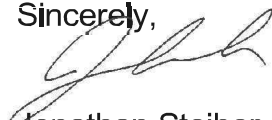
Building Codes and Certificates of Occupancy:

Effective 1 January 2006, multi-family dwellings consisting of four (4) or more units became subject to the requirements of the Harris County Fire Code. A Certificate of Compliance is issued prior to occupancy. Commercial and public buildings permitted prior to 1 January 2005 were not subject to any building code; however, after that date, construction of commercial and public buildings became subject to the Harris County Fire Code. A Certificate of Compliance is issued prior to occupancy. The Harris County Fire Code may be viewed on our website.

All residential construction (single family homes and duplexes) permitted in unincorporated Harris County after September 1, 2009 is required to comply with our inspection notification process. The provisions of Subchapter F of Chapter 233 of the Texas Local Government Code, as enacted by the 81st Texas Legislature, require the builder of a residential structure to provide a notice to the County of the date of certain inspections. This notice indicates whether the inspections showed compliance with the version of the International Residential Code that will be used to construct the new residence at the time the permit was obtained. No certificate of occupancy is issued for these residential structures.

You may present this letter to your lender. It is updated annually or as regulations and requirements are amended. If additional information is required beyond the scope of this letter, please contact the Records Section of the Harris County Permits Office at 713-274-3900, fax 713-956-3050 or e-mail records@hcpid.org. A fee will be assessed for additional information.

Sincerely,



Jonathan Steiber, P.E., CFM
Manager of Permits