



2601 Bevis Street Unit #E Documents

PROPERTY OF 2601 Bevis Street Unit #E - Please DO NOT REMOVE

Pictures of Documents Welcome

Contents

1. Flyer
2. Seller's Disclosure
3. Survey
4. T47
5. Compensation Agreement Between Brokers



☎ 832-402-8679
🌐 www.ledwellrealty.com
✉ team@ledwellrealty.com



2601 Bevis Street Unit #E

3 beds, 3/1 baths, 2,180 SqFt



!

Ideally located in the heart of the Heights, this meticulously maintained 3-bedroom, 3.5-bath home offers exceptional access to everything Houston has to offer—just minutes from Downtown and conveniently located near 610, I-45, I-10, and 290.

Inside, you'll find fresh paint throughout and beautiful flooring with no carpet. Loads of windows fill the sunswept rooms with natural light, highlighting the home's beamed ceilings and warm, inviting living spaces.

The thoughtfully designed layout features three spacious ensuite bedrooms, including a spa-like primary suite with a walk-in closet. The chef's kitchen offers ample workspace and storage, making it perfect for both everyday living and entertaining.

Outdoor living is equally inviting, with two private balconies and a low-maintenance backyard featuring turf and a new fence (2025) for added privacy. Recently rehabbed stucco provides additional peace of mind.

A wonderful opportunity to enjoy comfort, style, and convenience in one of Houston's most sought-after neighborhoods.



Ginny Ledwell, Listing Agent

832-402-8679

Team@ledwellrealty.com



Charming Mediterranean-style exterior featuring classic stucco, arched windows, and a private balcony framed by mature landscaping. This beautifully maintained Heights residence offers both character and curb appeal in a prime location close to Downtown and major freeways.



Inviting covered entry featuring an arched stucco alcove and solid wood front door that adds warmth and character. A welcoming approach that sets the tone for the home's thoughtful design and Mediterranean-inspired style.



Step inside to a welcoming foyer featuring natural stone flooring, rich wood trim, and decorative ceiling beams that add warmth and architectural character. This inviting entry sets the tone for the home's thoughtfully designed interiors.



Well-appointed first-floor bathroom featuring a spacious walk-in shower with tile surround and arched detail, complemented by a stylish vanity with vessel sink and warm wood cabinetry. A convenient and private bath ideal for guests or the first-floor bedroom suite.



Versatile first-floor bedroom featuring natural stone flooring, warm wood trim, and French doors that open to the backyard patio, filling the space with natural light. Ideal for a guest suite, home office, or private retreat.



Bright and inviting second-floor living area featuring rich wood floors, abundant natural light, and French doors that open to a private balcony. An ideal space for relaxing or entertaining, with an open and airy feel enhanced by multiple windows.



Open-concept dining area seamlessly connected to the chef's kitchen, featuring rich wood floors, exposed ceiling beams, and an oversized island perfect for gathering and entertaining. Thoughtful design and warm finishes create an inviting space for everyday living and hosting guests.



GINNY LEDWELL

BROKER AND TEAM LEADER

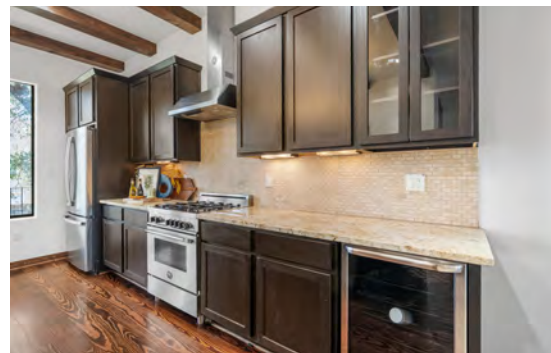




Spacious open-concept living, dining, and kitchen area designed for comfortable everyday living and effortless entertaining. Rich wood floors, recessed lighting, and exposed ceiling beams create warmth and character throughout the second-floor living space.



Open dining area overlooking the spacious second-floor living space, highlighted by rich wood floors and a statement chandelier. The staircase leads to the third-floor private bedroom level, creating a thoughtful separation between living and sleeping areas.



Chef's kitchen featuring granite countertops, a large center island with farmhouse sink, and rich cabinetry, all accented by striking exposed wood ceiling beams. A rustic sliding barn door reveals a spacious pantry, combining style with practical storage.

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Beautifully appointed chef's kitchen featuring granite countertops, a large island with farmhouse sink, stainless steel appliances, and rich cabinetry. Exposed wood ceiling beams and warm finishes add character while the open layout flows seamlessly into the living and dining areas—perfect for entertaining.



Enjoy outdoor living on the private second-floor balcony overlooking the backyard and mature trees. A perfect spot for morning coffee or relaxing evenings just off the main living area.



Convenient second-floor powder bath featuring a granite countertop vanity, stylish sink, and warm wood cabinetry. Ideally located off the main living and dining areas for guests.



Spacious third-floor primary suite featuring rich wood floors, a vaulted ceiling with exposed beam, and elegant arched windows that fill the room with natural light. A peaceful retreat offering both character and generous space to unwind.



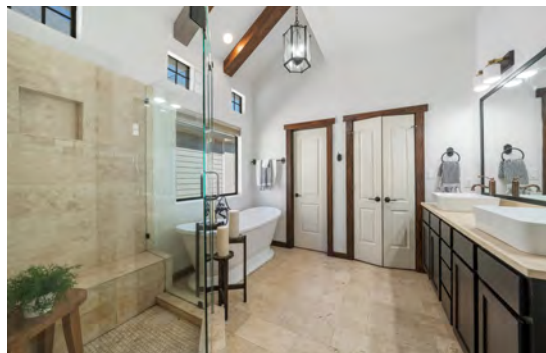
Expansive third-floor primary suite featuring rich wood floors, a vaulted ceiling with exposed beam, and a sliding barn door leading to the spa-like primary bathroom. Thoughtful architectural details and generous space create a comfortable and inviting private retreat.



Spa-inspired primary bathroom featuring a freestanding soaking tub, spacious glass-enclosed shower, and vaulted ceiling with exposed beams. Natural light and elegant finishes create a relaxing retreat just off the primary suite.



Spacious primary bathroom featuring dual vessel sinks, granite countertops, and rich cabinetry. The thoughtful layout includes a freestanding soaking tub and private access to the walk-in closet for added convenience.



Generously sized walk-in closet with built-in shelving, multiple hanging areas, and ample storage space. Thoughtfully designed to keep everything organized and easily accessible.



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Bright third-floor landing with rich wood floors and elegant iron railing overlooking the staircase below. This level connects the spacious primary suite and additional Bedroom, offering a private and quiet retreat within the home.



Light-filled third-floor secondary bedroom featuring rich wood floors and a charming row of arched windows that bring in abundant natural light. This spacious room offers flexibility for guests, family, or a private office.



Well-appointed secondary bathroom featuring a vessel sink vanity, warm wood cabinetry, and a tub/shower combination with tile surround. Clean lines and thoughtful finishes create a comfortable and functional space for guests or family.



Private backyard featuring a spacious deck perfect for outdoor dining and entertaining, along with a low-maintenance yard ideal for relaxing or pets. Surrounded by a tall privacy fence and mature trees, this outdoor space offers both comfort and seclusion.



Rear view of the home showcasing the private backyard, spacious deck, and second-floor balcony. The three-story design highlights the home's distinctive arched windows and provides multiple levels of indoor-outdoor living.



Rear elevation of the home featuring a spacious deck and private backyard, perfect for relaxing or entertaining. The home's distinctive architecture showcases elegant arched windows and a second-floor balcony overlooking the yard.



Aerial view showcasing the home's prime location with the Houston skyline visible in the distance. Situated in a vibrant neighborhood with convenient access to major highways, dining, shopping, and everything the city has to offer.



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ledwellrealty.com | ginnyledwell.com | team@ledwellrealty.com | 832-402-8679



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT **2601 Bevis Street, Unit E, Houston, Texas 77008**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller Is Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? **Since November 30th, '25** (approximate date) Never occupied the Property.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring			✓	Natural Gas Lines	✓			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Carbon Monoxide Det.			✓	Fuel Gas Piping:		✓		Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe			✓	Range/Stove	✓		
Cooktop	✓			-Copper			✓	Roof/Attic Vents			✓
Dishwasher	✓			-Corrugated Stainless Steel Tubing			✓	Sauna		✓	
Disposal	✓			Hot Tub		✓		Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa		✓	
Fences	✓			Outdoor Grill		✓		Trash Compactor		✓	
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna		✓	
French Drain		✓		Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Pool		✓		Window Screens	✓		
Liquid Propane Gas:		✓		Pool Equipment		✓		Public Sewer System	✓		
-LP Community (Captive)		✓		Pool Maint. Accessories		✓					
-LP on Property		✓		Pool Heater		✓					

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)			✓	if yes, describe:
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney		✓		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 2
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: City Well MUD Co-op Unknown Other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: **Shingle - likely composite but unsure exactly** Age: **13** (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Yes No Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary):

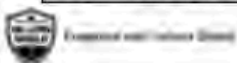
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>



Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs	✓		Termite or WDI damage needing repair		✓
Previous Other Structural Repairs	✓		Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Previous Roof Repairs) Had a shingle and some caulking work done after Beryl. Very minor ~\$400 worth of work
 (Previous Other Structural Repairs) Stucco work was done in March/April of '25. Replaced structural beams over garage and side entrance. Work completed with city permit.
 (Water Damage Not Due to a Flood Event) Very minor things just to ensure disclosure - A/C condensation around the return supply on third floor. Garbage disposal had a minor leak under kitchen sink (corrected). Street facing 2nd floor French doors leaked a bit (corrected during stucco work).

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.



Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

"If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded), and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____



Manager's Name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ mandatory voluntary

Any unpaid fees or assessment for the Property? Yes (\$ _____) No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe

- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
04-07-2022	Stucco Moisture Report	Jacob Burns (StuccoSpec)	15
03-21-2025	Stucco Progress Report	Jacob Burns	8
04-23-2025	Stucco Progress Report	Jacob Burns	7





COMPENSATION AGREEMENT BETWEEN BROKERS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® INC. IS NOT AUTHORIZED.
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1. PARTIES: The parties to this Agreement are:

Listing/Principal Broker: Led Well Realty
Full Address: 855 Fisher st, Houston, TX 77018
Phone: _____ E-Mail/Fax: _____

Cooperating Broker: _____
Full Address: _____
Phone: _____ E-Mail/Fax: _____

2. PROPERTY: "Property" means the following real property in Texas, together with all its improvements and fixtures:

Full Address or Description: 2601 Bevis Street, #E, Houston, TX 77008
 or as described in an attached exhibit.

3. REGISTRATION: Cooperating Broker registers _____ (Client) with Listing/Principal Broker.
Listing/Principal Broker represents the owner of the Property (Owner), and Cooperating Broker represents Client.

4. TERM: This Agreement begins on 02/17/2026 and ends at 11:59 pm on 08/17/2026

5. COOPERATING BROKER'S FEES:

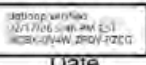
A. **Fees:** When Earned and Payable, Listing/Principal Broker will pay Cooperating Broker (complete all that apply):
(1) (Sale) 3% of the sales price or a flat fee of \$ _____
(2) (Lease) _____ % of one full month's rent Client is obligated to pay under the lease or \$ _____
(3) _____

B. **Earned and Payable:** Cooperating Broker's fees are Earned when Client enters into a binding agreement during the Term to buy or lease all or part of the Property at any price. Cooperating Broker's fees are Payable (i) if Cooperating Broker is the procuring cause of the sale or lease and (ii) when a lease is executed or when a sale closes, either during the Term or after it ends. Listing/Principal Broker is not obligated to pay Cooperating Broker any fee if, through no fault of the Listing/Principal Broker and in the exercise of good faith and reasonable care, it was impossible or financially unfeasible for the Listing/Principal Broker to collect its fee under the separate agreement with Owner. **Any escrow or closing agent is authorized to pay Cooperating Broker's fee from Listing/Principal Broker's fee at closing.**

C. **Related Parties:** If a related party of Client agrees to purchase or lease all or part of the Property during the Term, Cooperating Broker will be entitled to all compensation under this Agreement as if Client had acquired the Property. "Related party" means any assignee of Client, any family member or relation of Client, any officer, director, or partner of Client, any entity owned or controlled by Client, in whole or part, and any entity that owns or controls Client, in whole or part.

6. ENTIRE AGREEMENT: This Agreement is the entire agreement of the parties and may not be changed except by written agreement. This Agreement supersedes any prior agreement between the parties concerning the same subject matter.

Virginia Ledwell
Listing/Principal Broker's Printed Name License No.

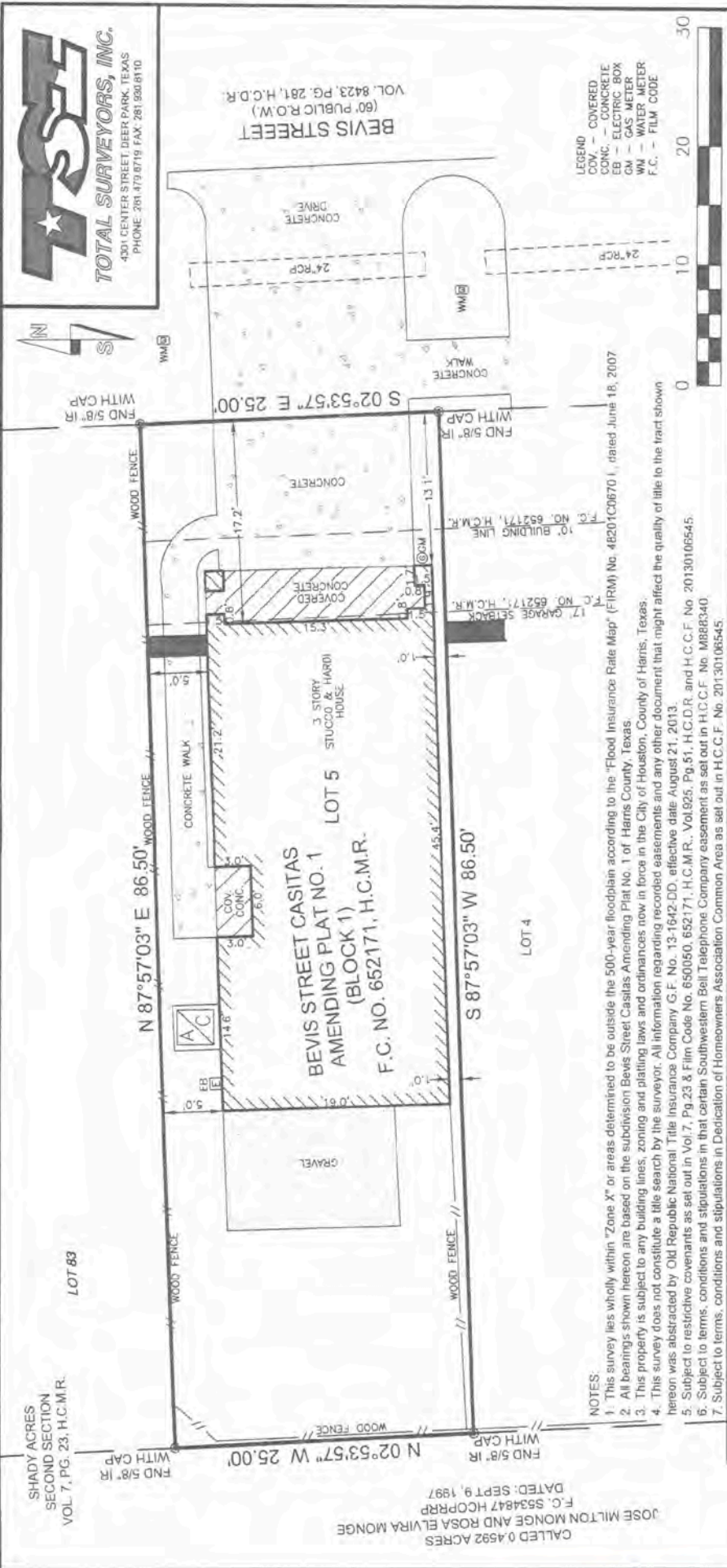
Virginia Ledwell 
Listing/Principal Broker's Signature Date
 or Broker's Associate)

Virginia Ledwell 613486
Listing/Principal Broker's Associate's Printed Name License No.

Cooperating Broker's Printed Name License No.

Cooperating Broker's Signature Date
 or Broker's Associate)

Cooperating Broker's Associate's Printed Name License No.



BEVIS STREET
VOL. 8423, PG. 281, H.C.D.R.
(60' PUBLIC R.O.W.)

- LEGEND
- COV. — COVERED
 - CONC. — CONCRETE
 - EB — ELECTRIC BOX
 - WM — WATER MAIN
 - WM — WATER MAIN
 - F.C. — FILM CODE



SHADY ACRES
SECOND SECTION
VOL. 7, PG. 23, H.C.M.R.

LOT 83

CALLED 0.4592 ACRES
JOSE MILTON MONGE AND ROSA ELVIRA MONGE
F.C. 5534847 HCOPRRP
DATED: SEPT 9, 1997

NOTES:

1. This survey lies wholly within "Zone X" or areas determined to be outside the 500-year floodplain according to the "Flood Insurance Rate Map" (FIRM) No. 48201C0670 I, (dated June 18, 2007)
2. All bearings shown hereon are based on the subdivision Bevis Street Casitas Amending Plat No. 1 of Harris County, Texas.
3. This property is subject to any building lines, zoning and platting laws and ordinances now in force in the City of Houston, County of Harris, Texas.
4. This survey does not constitute a title search by the surveyor. All information regarding recorded easements and any other document that might affect the quality of title to the tract shown hereon was abstracted by Old Republic National Title Insurance Company G.F. No. 13-1642-DD, effective date August 21, 2013.
5. Subject to restrictive covenants as set out in Vol. 7, Pg. 23 & Film Code No. 650050, 652171, H.C.M.R., Vol. 925, Pg. 51, H.C.D.R. and H.C.C.F. No. 20130105545.
6. Subject to terms, conditions and stipulations in that certain Southwestern Bell Telephone Company easement as set out in H.C.C.F. No. M888240.
7. Subject to terms, conditions and stipulations in Declaration of Homeowners Association Common Area as set out in H.C.C.F. No. 20130106545.

PROPERTY INFORMATION		DRAWING INFORMATION	
LOT	BLOCK	SCALE	1" = 10'
5	1	PROJ. #	12-308
ADDRESS: 2601-E BEVIS STREET HOUSTON, TEXAS 77008		FILE	2601-E Bevis (Final).dwg
PURCHASER: Seth S. Placzyc & Katherine E. Placzyc		FIELD BY	DRAFTING BY
RECORDING: FILM CODE NO. 652171, H.C.M.R. COUNTY: HARRIS		BY	BY
		PENA	D.MOON
		DATE	DATE
		FB	VER
		Field Book	2010



I, Kevin K. Kolb, do hereby certify this plat correctly represents a boundary survey made under my supervision on the ground on the date shown hereon in accordance with the information provided and correctly represents the same as shown hereon. There are no encroachments shown as shown hereon.

WITNESS MY HAND AND SEAL
THIS 11th DAY OF OCTOBER, 2013
Kevin K. Kolb
Registered Professional Land Surveyor
Texas Registration No. 5268

**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: _____ GF No. _____
Declarant: Sung A Kim
Description of Property: 2601 Bevis Street, #E, Houston, TX 77008
County Harris, Texas
Date of Survey: _____

"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):

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.

<p>My name is <u>Sung A Kim</u> My date of birth is <u>01/14/1986</u> and my address is <u>2601 Bevis Street #E, Houston,</u> <u>77008</u></p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>1</u> day of <u>March</u>, 2026.</p> <p>Signed:  Declarant</p> <div data-bbox="531 945 700 997"><p>dotloop verified 03/01/26 5:54 PM CST WNY-QCEG-3TIG-WWFF</p></div>	<p>My name is _____ My date of birth is _____ and my address is _____</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:  Declarant</p>
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