


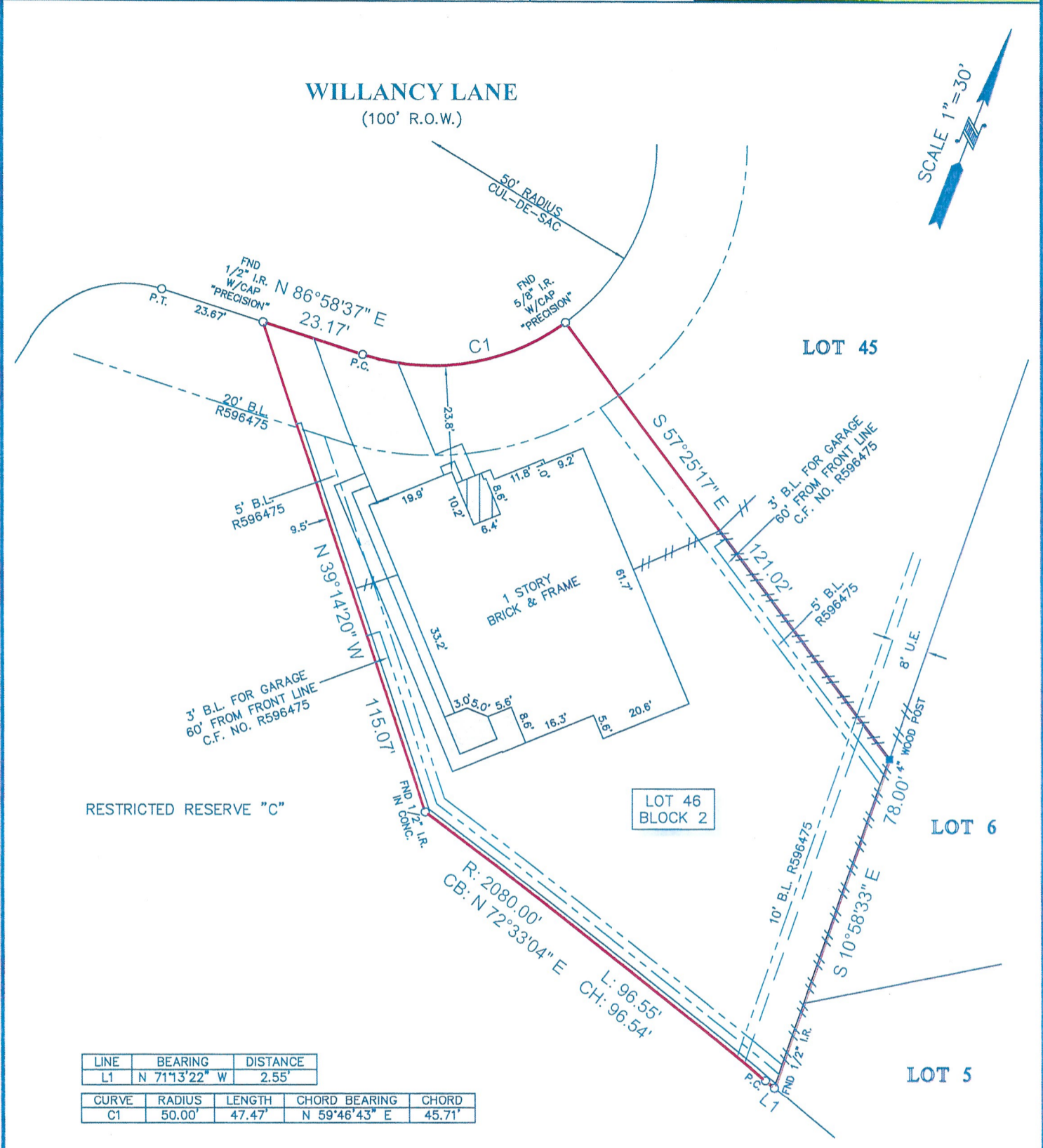


TITLE COMPANY:

  
**TRADITION TITLE**  
 COMPANY

731-973-9700

G.F. #: 15-24006099      ISSUE DATE: JUNE 9, 2012



LINE	BEARING	DISTANCE
L1	N 71°13'22" W	2.55'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	47.47'	N 59°46'43" E	45.71'

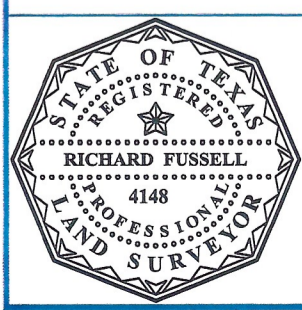
**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ABOVE, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- 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 THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 6, 2012, UNDER G.F. NO. 15-24006099.
- AN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN R269422.
- EASEMENT GRANTED TO H.L.&P. FOR ELECTRIC DISTRIBUTION FACILITIES RECORDED IN R488850.

**LEGEND**

B.L. = BUILDING LINE	STONE
U.E. = UTILITY EASEMENT	BRICK WALL
CONCRETE	FENCE
COVERED AREA	WOOD

LEGAL DESCRIPTION: LOT 46, IN BLOCK 2, OF COPPERBROOK, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 366146 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



**SURVEYORS 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 JUNE 25, 2015 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 EXCEPT AS SHOWN.

  
 RICHARD FUSSELL  
 RPLS# 4148

CLIENT: DONNA L. BOURLAND

ADDRESS: 8506 WILLANCY LANE

[www.survey1inc.com](http://www.survey1inc.com)  
[survey1@survey1inc.com](mailto:survey1@survey1inc.com)

  
**Survey 1, Inc.**  
 Your Land Survey Company

Firm Registration No. 100758-00  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: CH	TECH: RK
DRAFTER: LT	FINAL CHECK: BC
DATE: 6-25-15	
JOB#: 6-37440-15	

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in Harris County Municipal Utility District No. 130 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds.

The current rate of the District property tax is \$0.29 on each \$100 of assessed valuation.; or

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters are:

- (i) \$19,700,000 for water, sewer, and drainage facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$18,305,000 for water, sewer, and drainage facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the District is to provide water, sewer, drainage, and parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

\_\_\_\_\_  
Date

*Ly M Nghiem* dotloop verified  
01/22/26 5:54 PM PST  
EZMK-T2AT-LZDS-UNXI

Signature of Seller

*Carmen Dink Nghiem* dotloop verified  
01/22/26 3:55 PM PST  
X42V-VHEY-ZL3G-TCYR

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Purchaser

**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: 01/22/2026 GF No. \_\_\_\_\_  
Declarant: Ly M Nghiem and Carmen Dinh Nghiem  
Description of Property: LT 46 BLK 2 COPPERBROOK SEC 1. Address: 8506 Willancy Lane, Houston, Texas, 77095  
County Harris, Texas  
Date of Survey: 2015

"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
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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>Ly M Nghiem</u> My date of birth is _____ and my address is <u>8506 Willancy Dr Houston TX 77095</u></p>	<p>My name is <u>Carmen Dinh Nghiem</u> My date of birth is _____ and my address is <u>8506 Willancy Dr Houston TX</u> <u>77095</u></p>
<p>I declare under penalty of perjury that the foregoing is true and correct.</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>22</u> day of <u>Januanry</u>, <u>2026</u>.</p>	<p>Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>22</u> day of <u>January</u>, <u>2026</u>.</p>
<p>Signed:  Declarant</p> <div style="border: 1px solid black; padding: 2px; font-size: small;"><p>dotloop verified 01/22/26 5:54 PM PST M6B1-8XMV-CEZN-FKTQ</p></div>	<p>Signed:  Declarant</p> <div style="border: 1px solid black; padding: 2px; font-size: small;"><p>dotloop verified 01/22/26 3:55 PM PST GKAX-KPP9-U1RQ-AYGV</p></div>