



TITLE COMPANY:



# TRADITION TITLE COMPANY

G.F. # 25-70006197

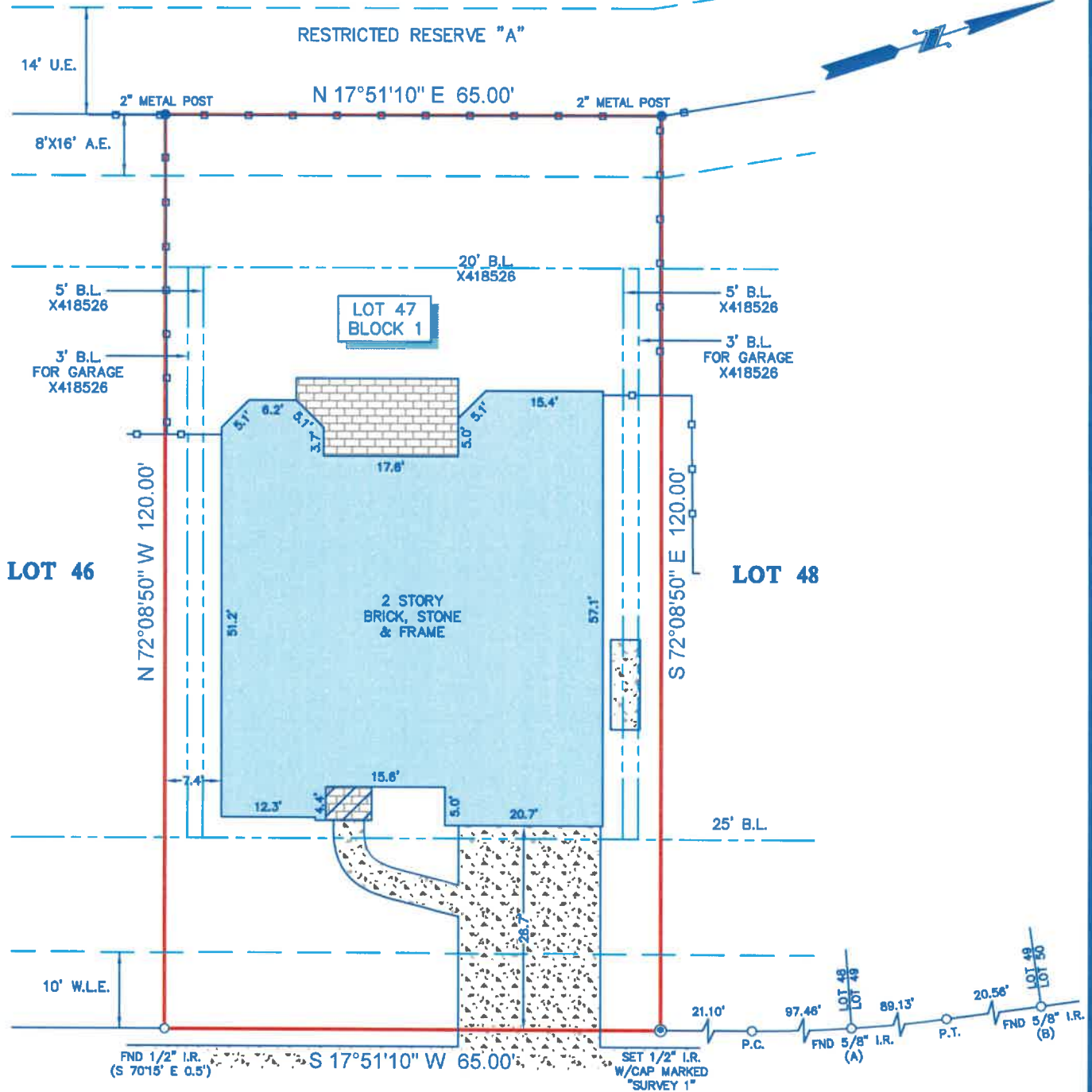
ISSUE DATE: SEPTEMBER 12, 2025



## LAND TITLE SURVEY

0' 10' 20' 40'

SCALE 1"=20'



### HERON MEADOWS DRIVE (PVT.) (50' P.A.E./P.U.E.)

#### NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON 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 SEPTEMBER 12, 2025, UNDER G.F. NO. 25-70006197.
- SHORT FORM BLANKET EASEMENT AS RECORDED IN C.F. NO.(S) X347928 & X347929.
- AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS AS RECORDED IN C.F. NO. X345723.

#### LEGEND

	CONCRETE		FENCE
	COVERED AREA		METAL
	BRICK		
	PVT. = PRIVATE		
	P.U.E. = PUBLIC UTILITY EASEMENT		
	B.L. = BUILDING LINE		
	U.E. = UTILITY EASEMENT		
	A.E. = AERIAL EASEMENT		
	W.L.E. = WATER LINE EASEMENT		
	P.A.E. = PERMANENT ACCESS EASEMENT		

LEGAL DESCRIPTION: LOT 47, IN BLOCK 1, OF STONE GATE, SEC. 15, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 552137, 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 LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 10, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL  
RPLS# 4148

CLIENT: HOUSTON LAKE ESTATES, LLC.

ADDRESS: 10103 HERON MEADOWS DRIVE

www.survey1inc.com  
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: DF	TECH: LT
DRAFTER: LG3	FINAL CHECK: EF
DATE: SEPTEMBER 15, 2025	
JOB# 9-157227-25	

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 01/09/2026 GF No. \_\_\_\_\_  
Name of Affiant(s): Houston Lake Estates LLC (Representative-Fawad H. Khan)  
Address of Affiant: 814 Carl Vinson Parkway, Centerville GA 31038  
Description of Property: 10103 Heron Meadows Dr, TX 77095, Lot 47, BLk 1, Stone Gate Sec 15  
County Harris, Texas  
Date of Survey: Sept 15, 2025

"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 New York, 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):

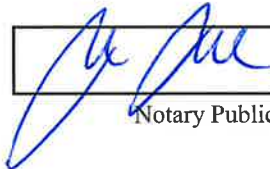
NONE

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.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 12<sup>th</sup> day of January, 2026.

  
Notary Public

RICHARD MANDOR  
Notary Public, State of New York  
No. 4830750  
Qualified in Nassau County  
Commission Expires 11/12/29