

BIRNEY POINT LANE  
(60' R.O.W.)


- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER S.F. No. 1747911-14037.
  3. AGREEMENT WITH CENTERPOINT ENERGY HOUSTON PER C.F. Nos. 20110173533, 1951646 & 20080581230.

**PLAT OF SURVEY**  
SCALE: 1" = 20'

FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "X"  
AS DEPICTED ON COMMUNITY PANEL  
No. 48201 C 0220 L, DATED: 06-18-07  
\*THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION\*

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FOR: CARLOS HUEY  
MELISSA HUEY  
ADDRESS:  
13826 BIRNEY POINT LANE  
ALLPOINTS JOB #: MS46498 TH  
G.F.: 1747911-14037



**ALLPOINTS SERVICES CORP.**  
PHONE: 713-468-7707  
FAX: 713-827-1861

LOT 65, BLOCK 4,  
SUMMERWOOD, SECTION 24,  
AMENDING PLAT NO. 1  
FILM CODE No. 605256, MAP RECORDS,  
HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH DAY OF NOVEMBER, 2012.

*Steven P. Brister*



*Handwritten notes:*  
x Cabby  
x Melissa Huey  
12-11-12  
D

*Handwritten signature:* Jennifer Lynn Zund

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: September 28, 2023 GF No. 23-758895-KW

Name of Affiant(s): Carlos Huey and spouse, Melissa Huey

Description of Property: 13826 Birney Point Lane Houston, TX 77044

County **Harris**, **Texas**

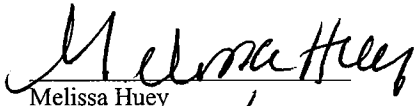
“Title Company” as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

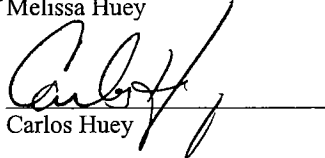
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, “Affiant is the manager of the property of the record title owners.”)
2. We are familiar with the property and the improvements located on the Property.
3. We are 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 the this transaction. We understand that the Title Company may make exceptions to the cover of the title insurance as Title Company may deem appropriate. We understand that the buyer 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 our actual knowledge and belief, since November 9, 2012 there have been no:
  - a) Construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b) Changes in the location of boundary fences or boundary wall;
  - c) Construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d) Conveyances, replattings, easement grants and/or easement dedications (such as utility line) by any party affecting the Property.

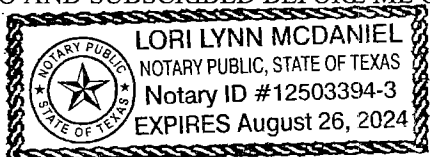
EXCEPT for the following (if NONE, Insert “NONE” Below)

5. We understand that Title Company is relying on the truthfulness of the statements 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. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

  
Melissa Huey

  
Carlos Huey

SWORN TO AND SUBSCRIBED BEFORE ME ON September 28, 2023



  
Notary Public – State of Texas