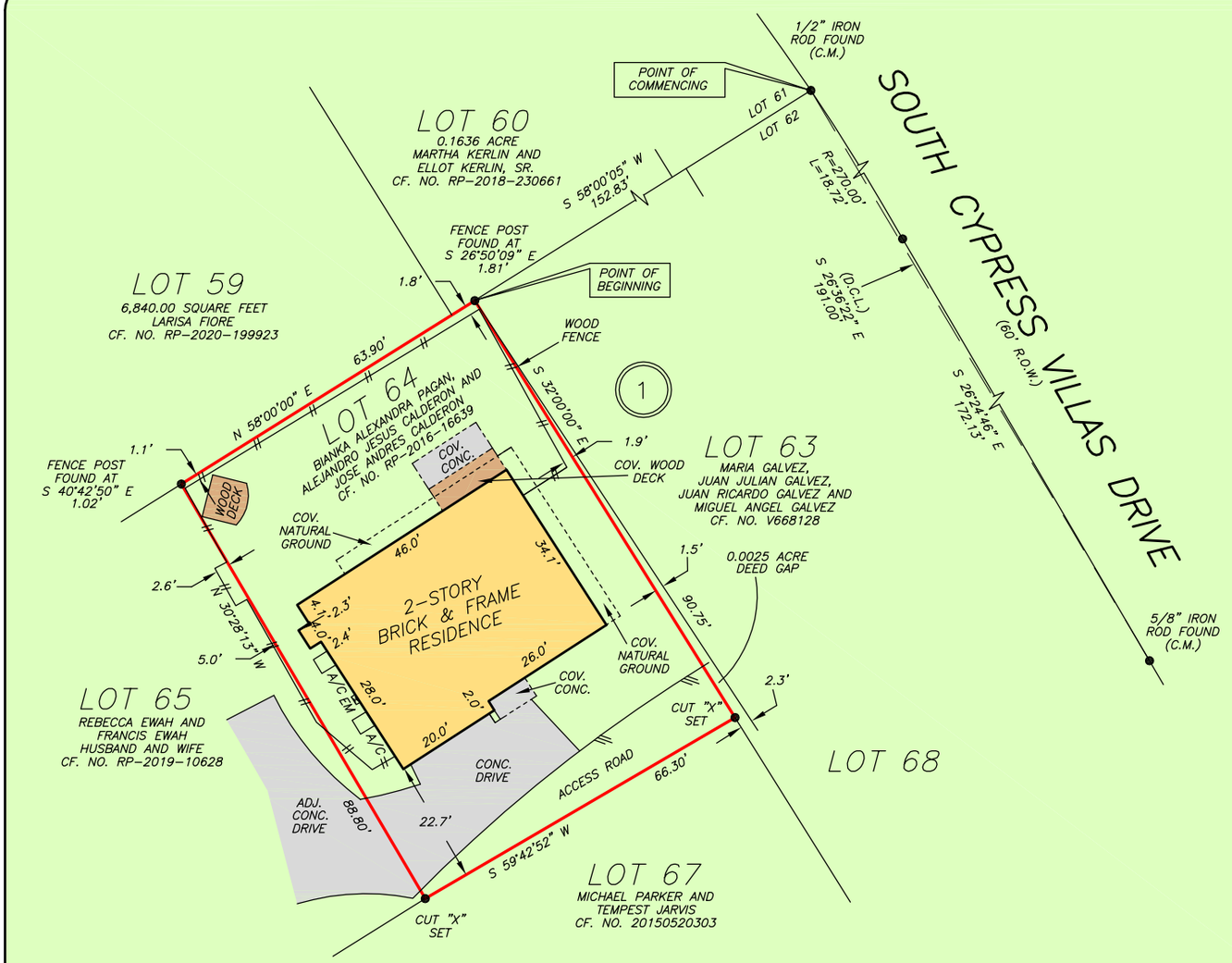
GF NO. C-23-720824-SP CAPITAL TITLE
ADDRESS: 17753 SOUTH CYPRESS VILLAS DRIVE
SPRING, TEXAS 77379
BORROWER: KNK CONSTRUCTION GROUP LLC

0.1341 ACRES
LOT 64
A PORTION OF UNRESTRICTED RESERVE "A", BLOCK 1
CYPRESS VILLAS

A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 223, PAGE 29 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 30'





NOTE: COVENANTS, CONDITIONS AND RESTRICTIONS PER CF. NOS. F262725, F266454, M997905, M997906, M997907, N044332, N294372, N706094, R292053, X311566, Y182489, 20090391305, RP-2019-188432, RP-2019-192847, RP-2021-0383669 AND RP-2022-0219976.

NOTE: TERMS, PROVISIONS, EASEMENTS, COVENANTS, RESTRICTIONS, AND LIEN FOR ASSESSMENTS PER CF. NOS. F262725, F266454, M997905, M997906, M997907, N294372, N706094, X311566, Y182489, 200903910305, RP-2019-188432, RP-2019-192847, RP-2021-383669 AND RP-2022-219976.

NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.&P. FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS PER H.C.C.F. NO. F231383.

NOTE: HL&P EASEMENT PER CF. NO. F786892.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0265 M MAP REVISION: 10/16/2013 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 223, PG. 29, H.C.M.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
PROFESSIONAL LAND SURVEYOR
NO. 5912
JOB NO. 23-00557
FEBRUARY 6, 2023

STATE OF TEXAS
REGISTERED
JAMES MOSELEY
5912
PROFESSIONAL
LAND SURVEYOR



Capital Title

ALLISON MAYO
281-715-3440



PRECISION surveyors

1-800-LANDSURVEY
www.precisionsurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
FIRM NO. 10063700

STATE OF TEXAS §
§
§
§
COUNTY OF HARRIS §

A TRACT OR PARCEL OF LAND CONTAINING 0.1341 ACRES, (5,843 SQUARE FEET), BEING LOT 64, OUT OF AND A PART OF UNRESTRICTED RESERVE "A" BLOCK 1, CYPRESS VILLAS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 223, PAGE 29, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 0.1341 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.134 ACRE TRACT OF LAND AS CONVEYED TO BIANKA ALEXANDRA PAGAN, ALEJANDRO JESUS CALDERON AND JOSE ANDRES CALDERON BY INSTRUMENT RECORDED IN DOCUMENT NO. RP-2016-16639 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 223, PAGE 29, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING at a 1/2" iron rod found on the westerly right-of-way line of South Cypress Villas Drive, (60.00 Foot Right-of-Way), same being the easterly line of said Unrestricted Reserved “A, for the easterly common corner of Lots 61 and 62, out of said Unrestricted Reserved “A”;

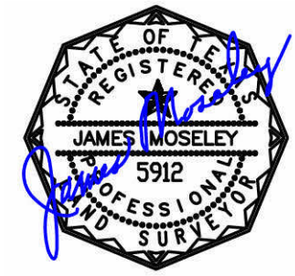
Thence, S 58°00’05” W, along the common line of said Lots 61 and 62, pass at a distance of 85.33 feet the north common corner of said Lot 62 and that certain tract of land being Lot 63, out of said Unrestricted Reserved “A”, as conveyed to Maria Galvez, Juan Ricardo Galvez and Miguel Angel Galvez by instrument recorded in Document No. V668128 of the Official Public Records of Harris County, Texas, and continuing for a total distance of 152.83 feet to a point on the common line of that certain called 0.1636 acre tract of land being Lot 60, out of said Unrestricted Reserved “A”, as conveyed to Martha Kerlin and Ellot Kerlin, Sr. by instrument recorded in Document No. RP-2018-230661 of the Official Public Records of Harris County, Texas, for the north common corner of said Lots 63 and 64, same being the northeast corner and the POINT OF BEGINNING of the herein described tract, from which a fence corner post found for reference bears, S 26°50’09” E, a distance of 1.81 feet;

Thence, S 32°00’00” E, a distance of 90.75 feet to a cut “x' set for the northeast corner of that certain tract of land being Lot 67, out of said Unrestricted Reserved “A”, as conveyed to Michael Parker and Tempest Jarvis by instrument recorded in Document No. 20150520303 of the Official Public Records of Harris County, Texas, same being the southeast corner of the herein described tract;

Thence, S 59°42’52” W, along the common line of said Lots 64 and 67, a distance of 66.30 feet to a cut “x' set for the southeast corner of that certain tract of land being Lot 65, out of said Unrestricted Reserved “A”, as conveyed to Rebecca Ewah and Husband, Francis Ewah, by instrument recorded in Document No. RP-2019-10628 of the Official Public Records of Harris County, Texas, same being the southwest corner of the herein described tract;

Thence, N 30°28’13” W, along the common line of said Lots 64 and 65, a distance of 88.80 feet to a point on the common line of that certain called 6,840.00 square foot tract of land being Lot 59 out of said Unrestricted Reserved “A”, as conveyed to Larisa Fiore by instrument recorded in Document No. RP-2020-199923 of the Official Public Records of Harris County, Texas, for the northwesterly common corner of said Lots 64 and 65, same being the northwest corner of the herein described tract, from which a fence corner post found for reference bears, S 40°42’50” E, a distance of 1.02 feet;

Thence, N 58°00’00” E, along the common line of said Lots 59 and 60, a distance of 63.90 feet to the POINT OF BEGINNING and containing 0.1341 acres or 5,843 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 23-00557
February 6, 2023

See Drawing Attached

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 10/9/2026 GF No. FTH-89F-FAH23004859
Name of Affiant(s): MATTHEW CHRISTOPHER BROWN
Address of Affiant: 17753 S CYPRESS VILLAS DR SPRING, TX 77379
Description of Property: TR 64 BLK 1 CYPRESS VILLAS
County HARRIS, Texas
Date of Survey: 10/16/2013

"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 TX, 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.

I declare under penalty of perjury that theforegoing is true and correct. Signed: Affiant MATTHEW BROWN	I declare under penalty of perjury that theforegoing is true and correct. Signed: Affiant

SWORN AND SUBSCRIBED this 9th day of October, 2026.

STEPHANIE MARTINEZ PATLAN
Notary Public, State of Texas
Comm. Expires 06-24-2030
Notary ID 135562311

Notary Public