

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**  
**(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: \_\_\_\_\_

GF No. \_\_\_\_\_

Name of Affiant(s): Craig Deitz

Address of Affiant: 1039 Thornton Rd, Houston, TX 77018-3257

Description of Property: Lot 259 Blk 9 Shepherd Park Plaza Section

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 for 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 this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since October 23, 2003 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 walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

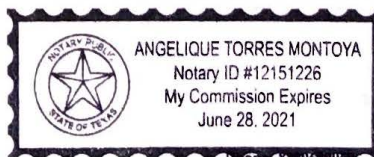
EXCEPT for the following (If None, Insert "None" Below:) Flagstone patio and pergola added

5. We 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. 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.

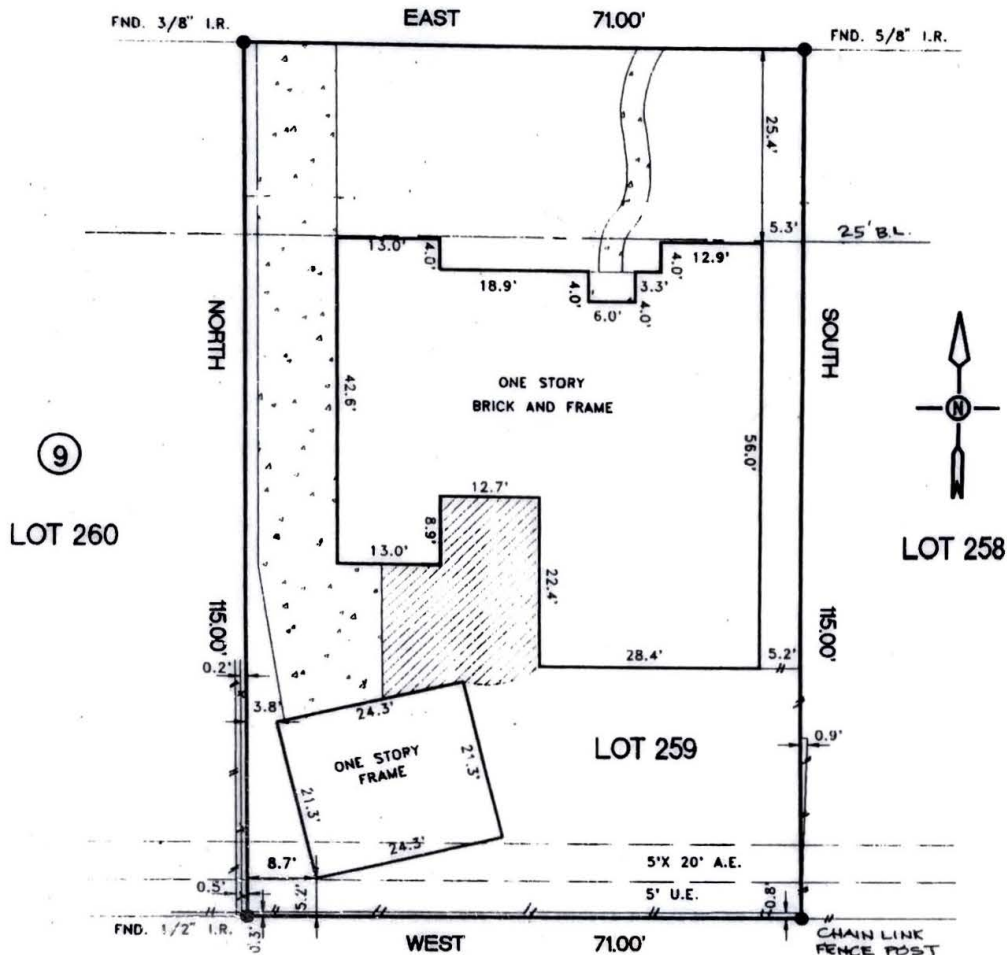
Craig Deitz  
Craig Deitz

SWORN AND SUBSCRIBED this 18 day of MARCH, 2019  
Angelique J. Montoya  
Notary Public



(TAR-1907) 02-01-2010

# THORNTON ROAD ( 60' R.O.W. )



- NOTES:
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IN VOL. 94, PG. 25, H.C.M.R. & VOL. 4877, PG. 470 & VOL. 4906, PG. 410, H.C.D.R.
  - 2.) GARAGE IS NOT WITHIN THE 5'X 20' A.E.

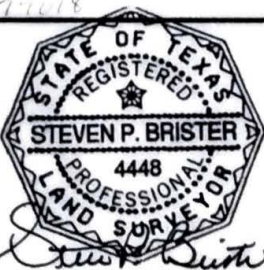
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.  
SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.  
ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOT :	259	BLOCK :	9	SUBDIVISION :	SHEPHERD PARK PLAZA	SECTION :	2
COUNTY :	HARRIS	STATE :	TEXAS	RECORDATION :	VOL. 94, PG. 25, H.C.M.R.	SURVEY :	SCALE: 1"=20'
PURCHASER:	STEPHEN W. KINSEY AND LISA M. KINSEY				FIELD WORK: 05-28-99/MB	FINAL CHECK: 06-02-99/S.B.	
ADDRESS:	1039 THORNTON ROAD				DRAFTING: 06-02-99/V.T.	KEY MAP: 452 K	



**ALLTEX**  
REALTY SERVICES

REAL ESTATE SURVEY DIVISION  
9525 KATY FREEWAY, SUITE 420  
HOUSTON, TEXAS 77024  
TEL: (713) 468-7707  
FAX: (713) 468-8815



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE  
GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT  
AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON

• Subject Property IS NOT Located in  
a Federal Insurance Administration Designated Flood  
Hazard Area. ZONE "X"  
As per map 480296  
Panel 0660 J Dated NOV. 06, 1996

• THIS INFORMATION IS BASED ON GRAPHIC  
PLOTING ONLY. WE DO NOT ASSUME  
RESPONSIBILITY FOR EXACT DETERMINATION.

MORT. CO.	STATEWIDE FINANCIAL
TITLE CO.	REGENCY TITLE CO.
Q.F. NO.	991782411
JOB NO.	99-17683
REV. DATE	-