

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

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

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

Name of Affiant(s): Phillip J. Kim

Address of Affiant: 12462 Shepherds Ridge Drive, Houston, TX 77077-2920

Description of Property: LT 27 BLK 7 Ashford Forest Sec. 4 R/P & Ext

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 2018 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): \_\_\_\_\_

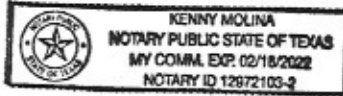
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

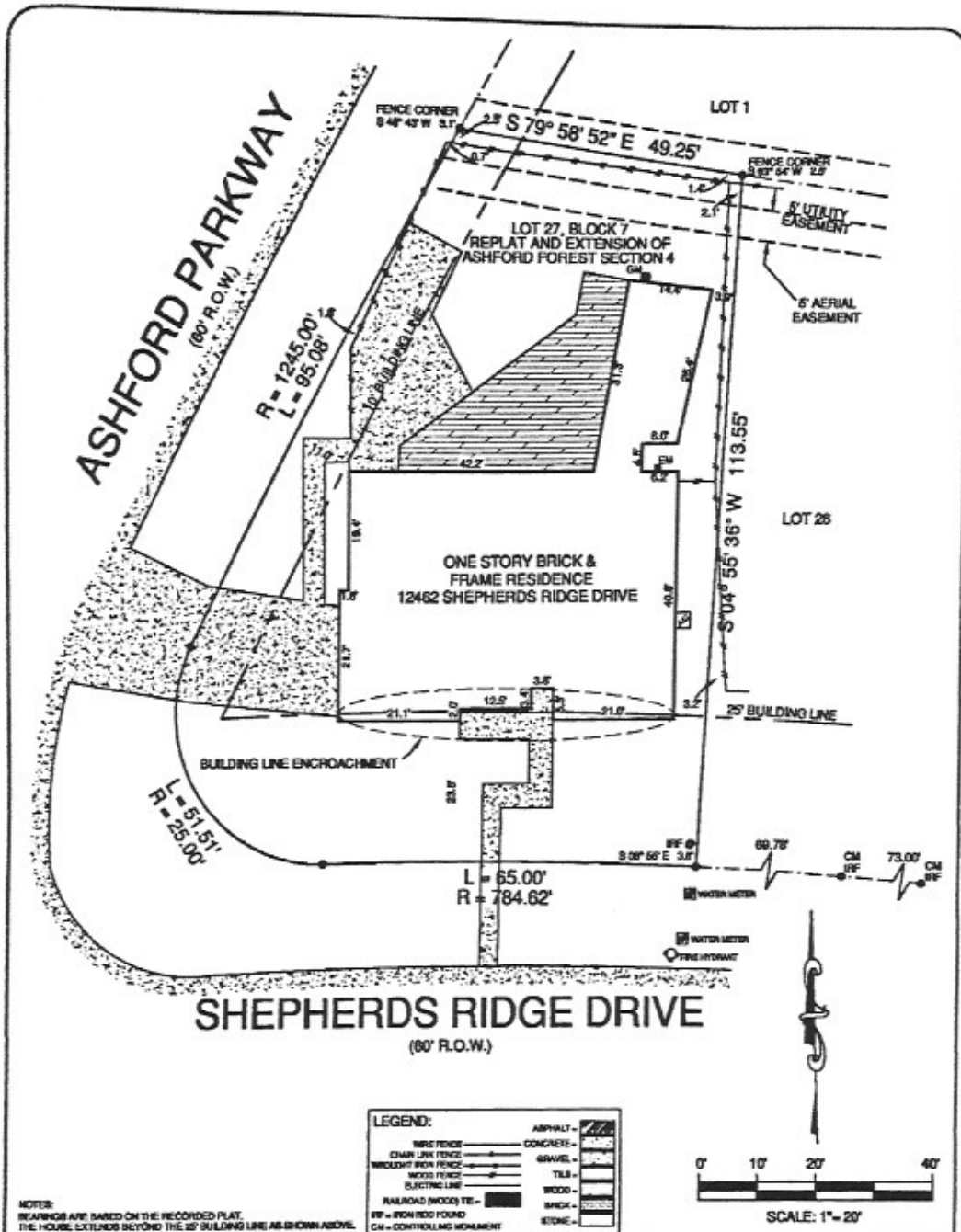
Phillip J. Kim  
Phillip J. Kim

SWORN AND SUBSCRIBED this 18<sup>TH</sup> day of MAY, 2018

Notary Public

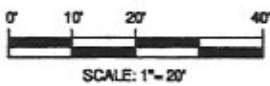


(TAR-1907) 02-01-2010



**LEGEND:**

WIRE FENCE	CONCRETE
CHAIN LINK FENCE	GRAVEL
WOODEN IRON FENCE	TILE
WOOD FENCE	WOOD
ELECTRIC LINE	BRICK
RAILROAD WOOD TIE	STONE
IP - IRON ROD FOUND	
CM - CONTROLLING MONUMENT	



**NOTES:**  
 BEARINGS ARE BASED ON THE RECORDED PLAT.  
 THE HOUSE EXTENDS BEYOND THE 25' BUILDING LINE AS SHOWN ABOVE.

**LEGAL DESCRIPTION:**  
 BEING LOT 27, IN BLOCK 7, A REPLAT AND EXTENSION OF ASHFORD FOREST, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 132, PAGE 47 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

OF. NO.	1311218
EDR/TOWER	PHILIP JAMES KIM
TECH	IAH
FIELD	JM

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TITLE, AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE PERSON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER BROWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

**FLOOD INFORMATION:**  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48221C040 L DATED JUNE 18, 2007.

DATE: 10/24/13 JOB NO.: 13-2288

**Raul Dominguez Reyes**  
 REGISTERED PROFESSIONAL LAND SURVEYOR

12462 SHEPHERDS RIDGE DRIVE, HOUSTON, TX 77077  
 LOT 27, BLOCK 7, REPLAT AND EXTENSION OF ASHFORD FOREST, SECTION 4

5700 W. Plano Parkway  
 Suite 3200  
 Plano, Texas 75093  
 972-412-7601 (O) | 972-954-7021 (F)

DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_

5700 W. Plano Parkway, Suite 3200  
 Plano, Texas 75093  
 Office 972-412-7601  
 Fax 972-954-7021