

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

Date: 9/25/2019 GF No. BR42090041  
Name of Affiant(s): Leonor S. Leal / Hector Soto  
Address of Affiant: 1420 Coletto Creek Ln, League City, TX / 1407 Roaring Springs Ln, Seabrook, TX  
Description of Property: 1619 Bernard Way, Houston, TX 77058  
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 July 2009 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): NONE

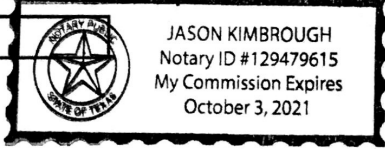
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Leonor S. Leal  
[Signature]

SWORN AND SUBSCRIBED this 25 day of September, 2019.

Notary Public

(TXR 1907) 02-01-2010

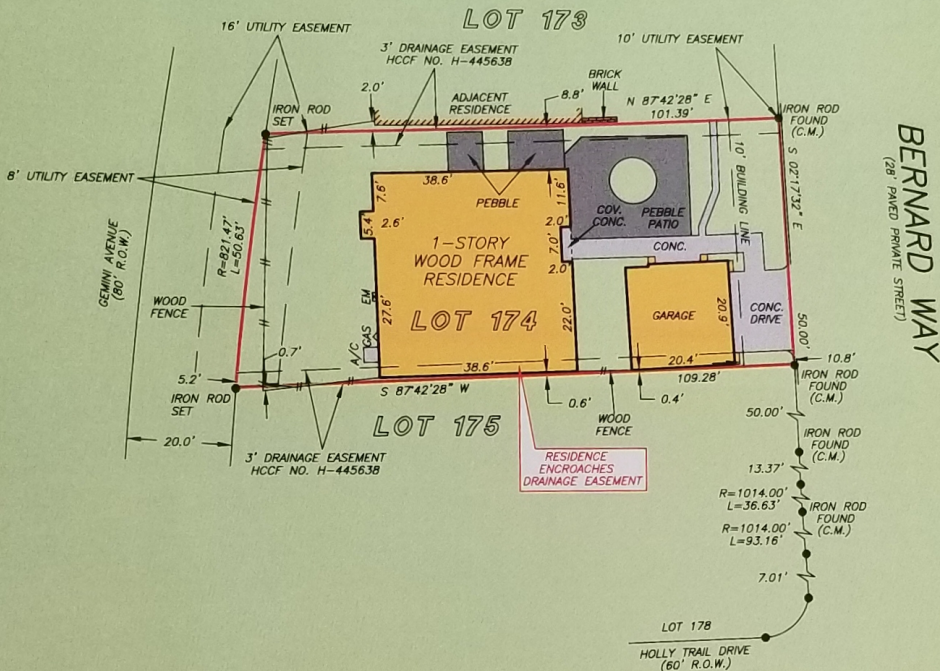


GF NO. BR42090041 OLD REPUBLIC TITLE  
 ADDRESS: 1619 BERNARD WAY  
 HOUSTON, TEXAS 77058  
 BORROWER: ERNESTINA G. SOTO

# LOT 174 UNIVERSITY GREEN, SECTION 3

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 245, PAGE 75 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H. L. & P. FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM CF NO. F-766462

NOTE: AN UNDERGROUND EASEMENT TWO FEET WIDE, FOR AUDIO AND VIDEO COMMUNICATION FACILITIES, AS PER CF NO. F-264830

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 1080 L MAP REVISION: 6/18/07 ZONE: X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

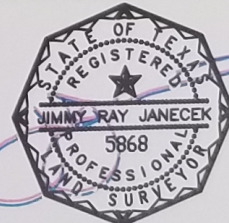
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

RECORD BEARING: VOL. 245, PG. 75 H.C.M.R.

DRAWN BY: BM

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.

JIMMY RAY JANECEK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5868  
 JOB NO. 09-07803  
 JULY 16, 2009



OLD REPUBLIC TITLE COMPANY OF HOUSTON, TEXAS  
 DANA LOPER  
 281-626-9220



PRECISION SURVEYORS, INC.

1-800-LANDSURVEY 281-496-1586  
 1-800-526-3787 FAX 281-496-1867  
 14925 MEMORIAL DRIVE SUITE 8100 HOUSTON, TEXAS 77079