

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

Date: 2-10-2020 GF No. _____

Name of Affiant(s): Ryan R

Address of Affiant: 1000 Willow Branch Ct. Houston, TX 77070

Description of Property: 12003 Willow Branch Court, Houston, TX 77070

County Harris County, 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 02/06/2018 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): _____

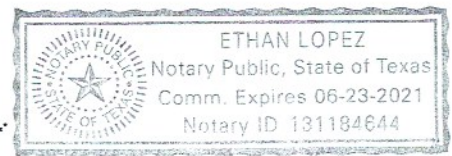
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Ryan R

SWORN AND SUBSCRIBED this 10th day of FEB, 2020.

Ethan Lopez
Notary Public

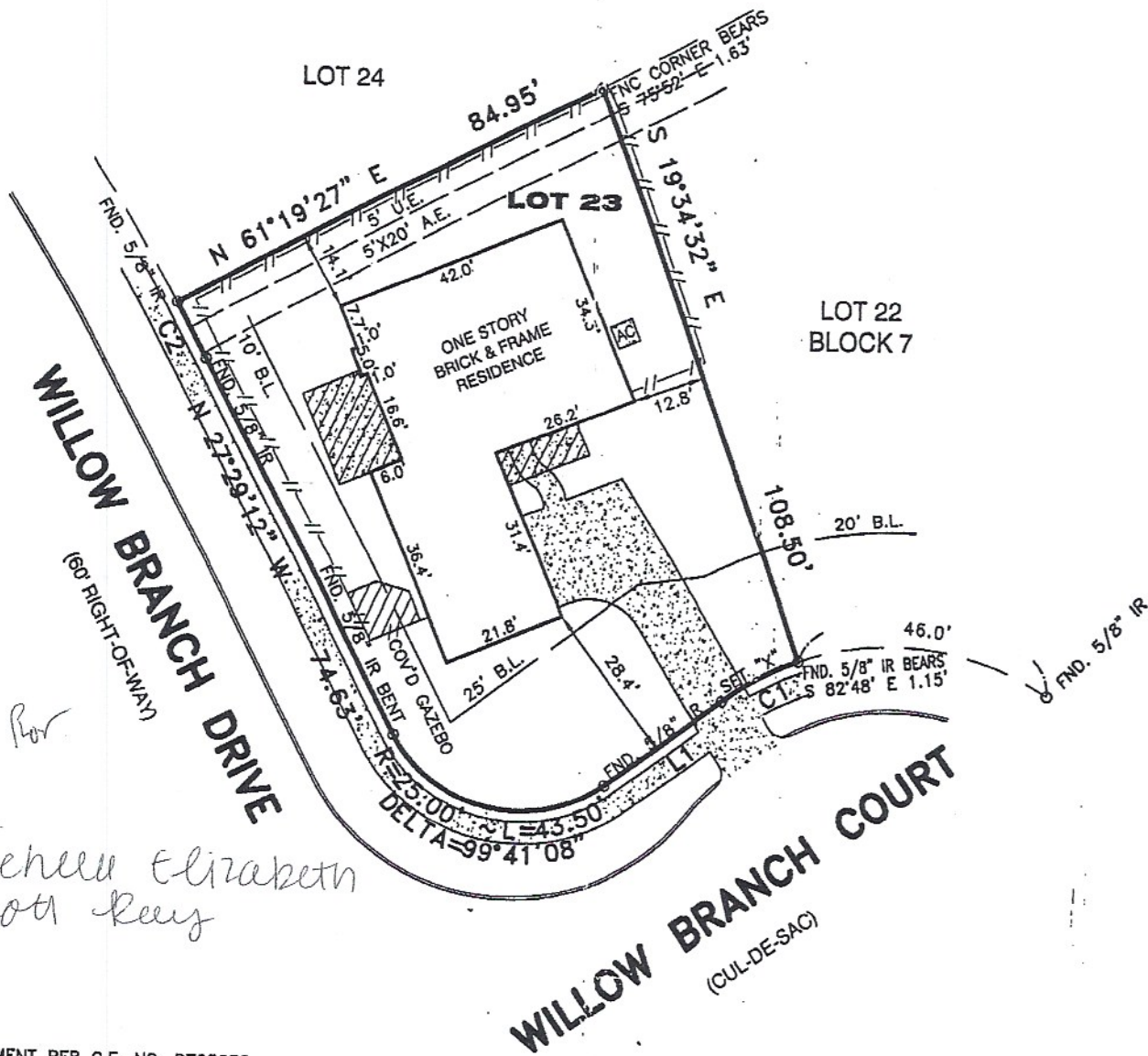
(TXR 1907) 02-01-2010



BEARINGS AND STREET RIGHT-OF-WAY PER PLAT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.36'	50.00	17°36'05"	S 61°37'43" W	15.30'
C2	11.00'	530.00	1°11'21"	N 28°04'52" W	11.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S52°49'40" W	25.75'



NOTES:

1. HL&P AGREEMENT PER C.F. NO. D795058.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

PLAT OF LOT 23 BLOCK 7 OF HEATHERWOOD VILLAGE, SECTION 1

ACCORDING TO THE PLAT RECORDED IN VOL. 210, PG. 94 OF

THE MAP RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
 ACCORDING TO F.I.R.M. MAP NO. 48201C 0430K, DATE 04-20-00
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF TX-08007089 of TRANSTAR NATIONAL TITLE



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

ADDRESS: 12003 WILLOW BRANCH COURT

CITY: HOUSTON, TEXAS

ZIP: 77070

LENDER: AMTAR MORTGAGE CORPORATION

PURCHASER: MICHAEL RATCHFORD AND THERESA RATCHFORD

JOB NO: 2331-06 DATE: 12-26-06 SCALE: 1"=30'-00" REVISION:

Key Map 328Z



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 Richmond Ave. Bldg J-Suite 101 Houston, Texas 77082

TEL. (281) 556-5918 FAX (281) 556-9331

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