

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

Date: May 15, 2020 GF No. _____
Name of Affiant(s): DAVID KOLDAN
Address of Affiant: 7523 SIMPSON SPRINGS LANE - SPRING TX 77389
Description of Property: 7523 Simpson Springs Lane, Spring, TX 77389
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 5/11/2016 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): _____

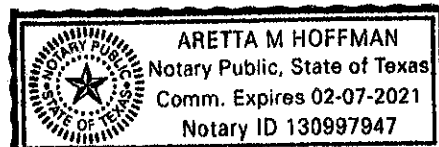
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

DAVID KOLDAN
[Signature]

SWORN AND SUBSCRIBED this 15 day of May, 20 20.

[Signature]

Notary Public
(TXR 1907) 02-01-2010



RESTRICTED RESERVE "E"
LANDSCAPE

S71°36'55"W 74.93'

FND. 5/8" I.R.
CATV.

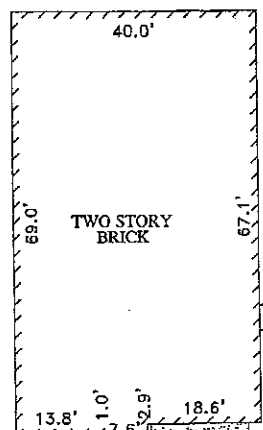
FND. 5/8" I.R.

LOT 14
BLOCK 1

LOT 15

S00°26'40"W 149.17'

5' BLDG. LINE



TWO STORY BRICK

N00°26'40"E 216.11'

7' UTIL. ESM'T.

RESTRICTED RESERVE "E"
LANDSCAPE

SIMPSON SPRINGS LANE (PVT.)
RES. 50.00'
LE 51.25'

S89°33'20"E 46.90'

LOT 13

FND. 5/8" I.R.

Handwritten notes:
W/LA
SSA
9/25/14
4/28/14

** WILLIAM CALHOUN HAYDEN & SHAWNA STONE HAYDEN
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 14628-13-01622.
3. AGREEMENT WITH CENTERPOINT ENERGY HOUSTON PER H.C.C.F. No. 20130411405.

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PLAT OF SURVEY
SCALE: 1" = 20'

FLOOD MAP:

THIS PROPERTY LIES IN ZONE "X" & "X" SHADED AS DEPICTED ON COMMUNITY PANEL No. 48201 C 235M, EFFECTIVE DATE: 10-16-13.

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

FOR: **

ADDRESS:
7523 SIMPSON SPRINGS LANE
ALLPOINTS JOB #: LH68241 JW
G.F.:14628-13-01622



ALLPOINTS SERVICES CORP
PHONE: 713-468-7707
FAX: 713-827-1861

**LOT 14, BLOCK 1,
PRESERVE AT NORTHAMPTON, SECTION 2,
FILM CODE No. 654294, MAP RECORDS,
HARRIS COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 8th DAY OF APRIL, 2014.

Signature of Steven P. Brister

