

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Justin L. Hammack and Sandra H. Hammack

Address of Affiant: 19403 Flaxwood Drive, Humble, TX 77346

Description of Property: LT 1 BLK 7 ATASCOCITA WEST SEC 2

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 10/25/2007 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 information which we do not disclose to the Title Company.

DocuSigned by:  
  
 Justin L. Hammack  
 Sandra H. Hammack

SWORN AND SUBSCRIBED this 22<sup>nd</sup> day of May, 2020.

  
 Rene' C. Wilson

Notary Public

(TXR 1907) 02-01-2010





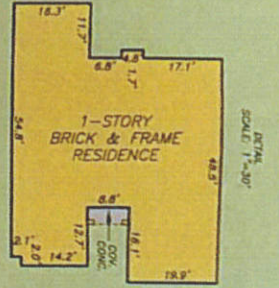
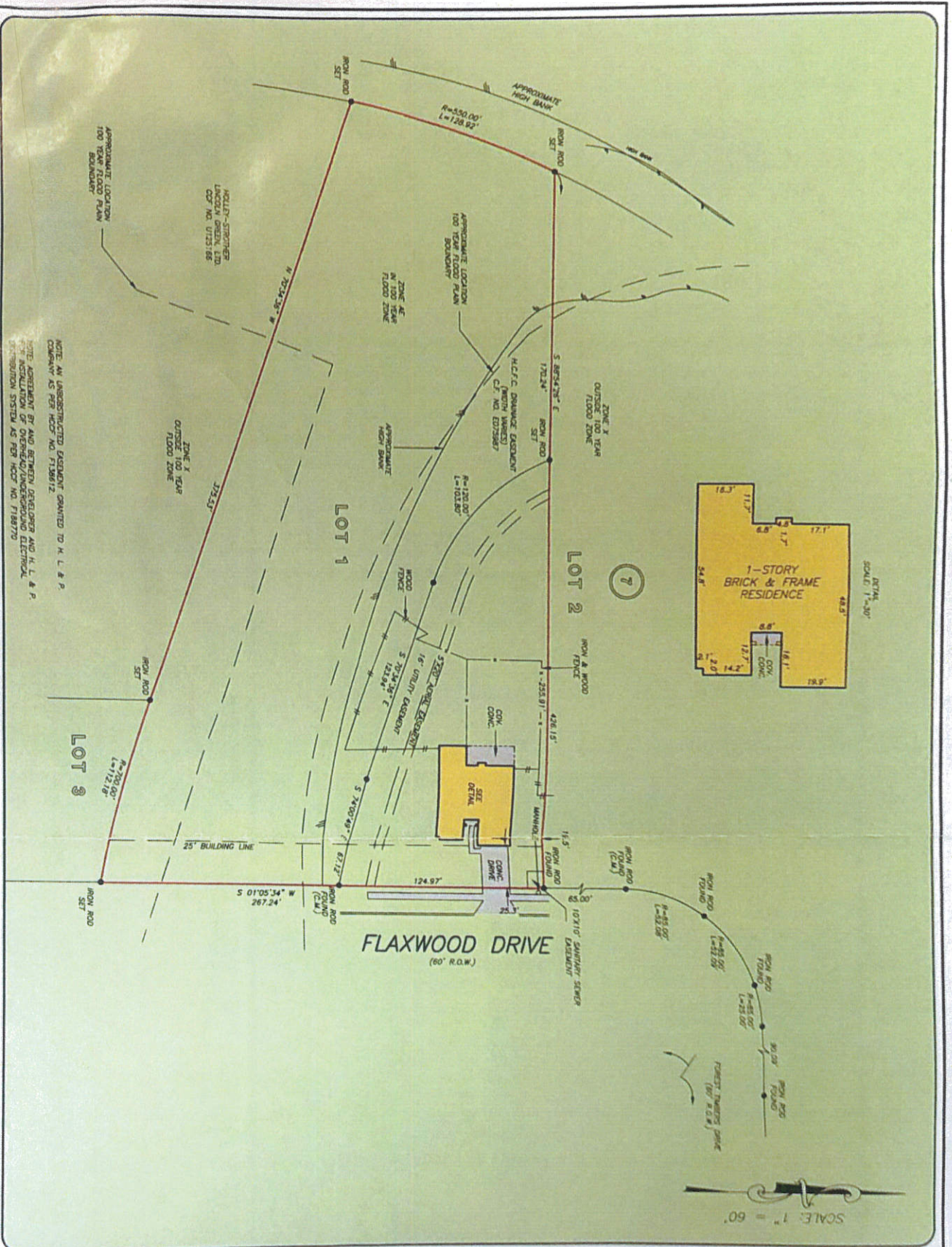
HOLISTON REALTY  
COLLIN DAVIES  
713-562-6808

Fidelity National Title  
KENDRA COX  
281-359-6600



PRECISION SURVEYORS, INC.

1-800-LANDSURVEY 281-496-1586  
1-800-526-3787 FAX 281-496-1587  
14823 WILSON DRIVE SUITE 8100 HOUSTON, TEXAS 77057



SCALE: 1" = 60'

OF NO. 07-317159 FIDELITY NATIONAL TITLE  
ADDRESS: 19403 FLAXWOOD DRIVE  
HUNGLE, TEXAS 77346  
BORROWER: RACHELLE D. RICHARDSON

LOT 1, BLOCK 7  
ATASCOCITA WEST, SECTION 2  
ACCORDING TO THE MAP OR PLAN THEREOF RECORDED  
IN VOLUME 246 PAGE 131 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS



A PORTION OF THE PROPERTY LIES WITHIN THE  
100 YEAR FLOOD PLAIN AS SHOWN ON THE  
FLOOD INSURANCE RATE MAP FOR THE  
AREA OF HARRIS COUNTY, TEXAS  
MAP NUMBER 8/178/07  
THE SURVEYOR HAS BEEN ADVISED BY THE  
INSURANCE COMPANY OF THE PRESENCE OF  
FLOOD HAZARDS OF FEMA MAPS PREVIOUS EXACT  
DISTRIBUTION WITHOUT DETAILED FIELD STUDY.  
A SUBSTANCE INVESTIGATION  
AND BEYOND THE SCOPE OF THIS SURVEY

RECORD NUMBER: VOL. 246, PG. 131, H.C. 46  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
IN ACCORDANCE WITH THE RULES AND REGULATIONS  
GOVERNING THE PRACTICE OF SURVEYING IN THE  
STATE OF TEXAS AND THAT THERE ARE NO  
ENCUMBRANCES APPARENT ON THE GROUND  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ENCUMBRANCES PROVIDED IN THE AGREE-  
MENT AND NOTED THEREON AND MADE REFERENCE  
UPON IN RESUMPTION OF THIS SURVEY.  
AUSTIN D. HUGHES  
REGISTERED LAND SURVEYOR  
NO. 3991  
OCTOBER 23, 2007



DRAWN BY: AN