

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

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

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

Name of Affiant(s): Charlotte N. Frame,

Address of Affiant: 20610 Rosespring Lane, Spring, TX 77379-6089

Description of Property: Lot 23 Block 2 Windrose West Section 14

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 \_\_\_\_\_ 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.

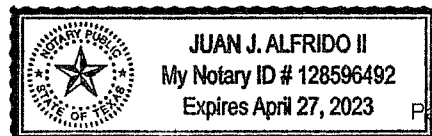
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Charlotte N. Frame  
Charlotte N. Frame

SWORN AND SUBSCRIBED this 20<sup>th</sup> day of July, 2020

Notary Public

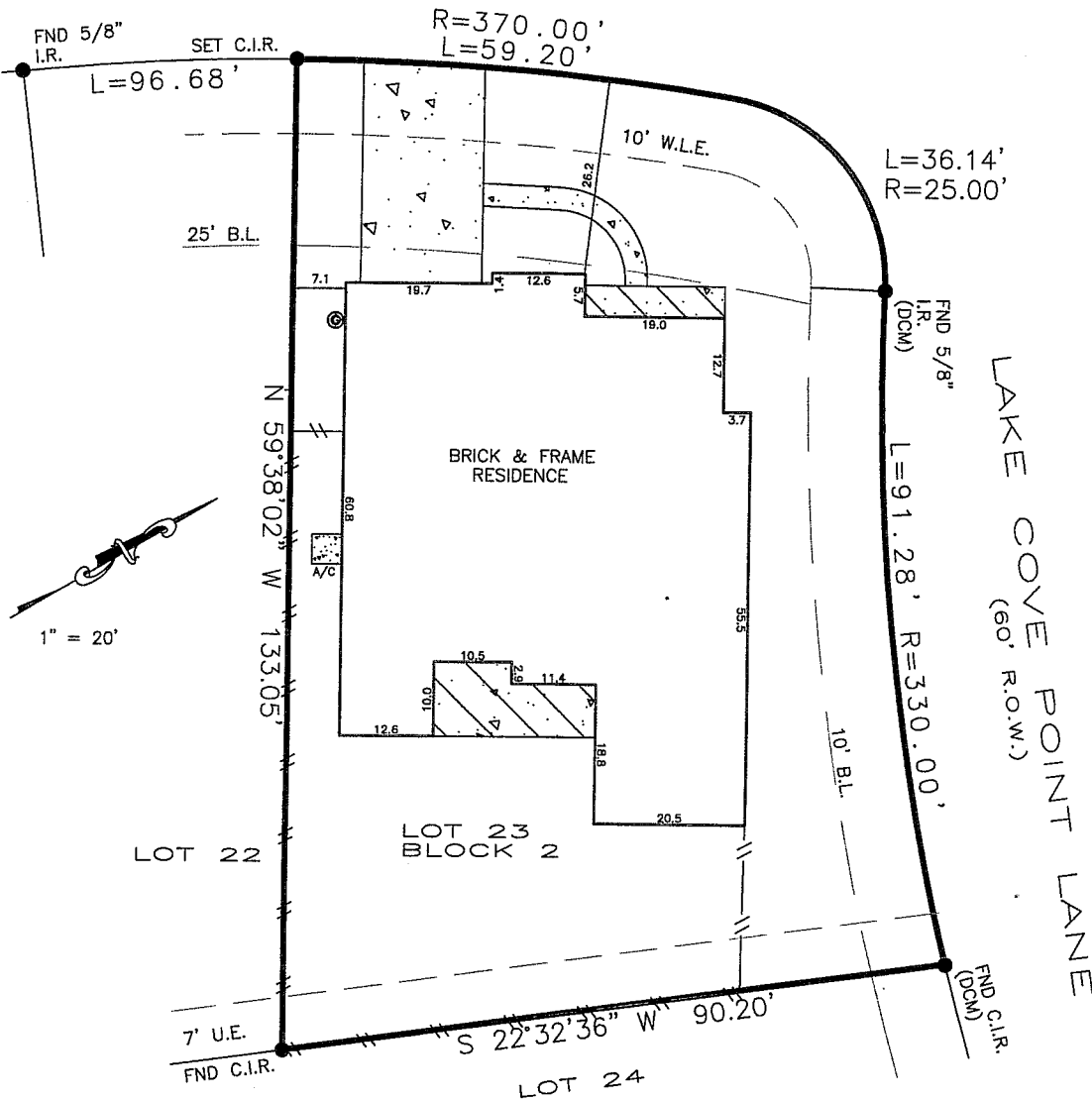
(TXR-1907) 02-01-2010



Page 1 of 1

# ROSESPRING LANE

(60' R.O.W.)



BEARINGS BASED ON SUBDIVISION PLAT  
 DCM = DIRECTIONAL CONTROL MONUMENT  
 B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 STM.S.E. = STORM SEWER EASEMENT

Fence locative ties are approximate and may not be used for boundary determination.  
 Bearings based on identified monuments along the west right-of-way line of Lake Cove Point Lane.  
 Agreement for electric service (Y427976)  
 Easement for cable television (S59311)

OVERHEAD ELECTRIC EASEMENT  
 BUILDING LINE  
 FENCE  
 COVER  
 CONCRETE

REALTOR:  	Title Company:  <b>Chicago Title</b>  Jennifer Isbell GF No. CTT17685737	LENDER:  C & T Mortgage, Inc.	SURVEYOR INFORMATION:  LAPLANT SURVEYORS, INC. 17150 BUTTE CREEK 135 Houston, Texas 77090 281-440-8890 orders@houstonlandsurveying.com
JOB NUMBER: 170612  CERTIFIED TO: Charlotte N. Frame	LEGAL DESCRIPTION:  Lot 23, Block 2, Section 14 Windrose West Film Code No. 576205 Harris County Map Records 20610 Rose Spring Lane Spring, Texas 77379	CERTIFICATION  The undersigned does hereby certify that this survey was this day made, on the ground of the property, legally described hereon and correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.  	
NOTES  THIS SURVEY IS BASED ON TITLE COMMITMENT AS PROVIDED BY TITLE COMPANY, AND IS CERTIFIED FOR THE ABOVE DESCRIBED TRANSACTION ONLY AND NOT VALID FOR ANY OTHER TRANSACTIONS NOT DATED HEREON. SURVEYOR SHALL HAVE NO LIABILITY FOR ANY SUCH USE.	FLOOD ZONE  SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 46201C-0235M, LAST REVISION DATE 10-19-13. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.	SURVEYOR'S NAME  NOT VALID WITHOUT AN AUTHENTICATED SIGNATURE AND AUTHENTICATED SEAL DATED: 10-16-2017	