

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

Date: Oct. 30, 2020 GF No. \_\_\_\_\_

Name of Affiant(s): James K. Nordin, Elizabeth F. Nordin

Address of Affiant: 4126 Deerfield Village Dr., Houston TX 77084

Description of Property: Lot 17 Deerfield Village Patio Homes, Section 3  
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 1998 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.

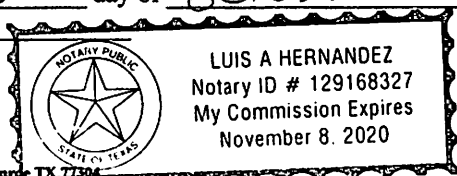
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

James K. Nordin

Elizabeth F. Nordin

SWORN AND SUBSCRIBED this 30 day of October, 2020

[Signature]  
Notary Public



(TXR-1907) 02-01-2010

COMMON OPEN AREA "A"



NOTES:

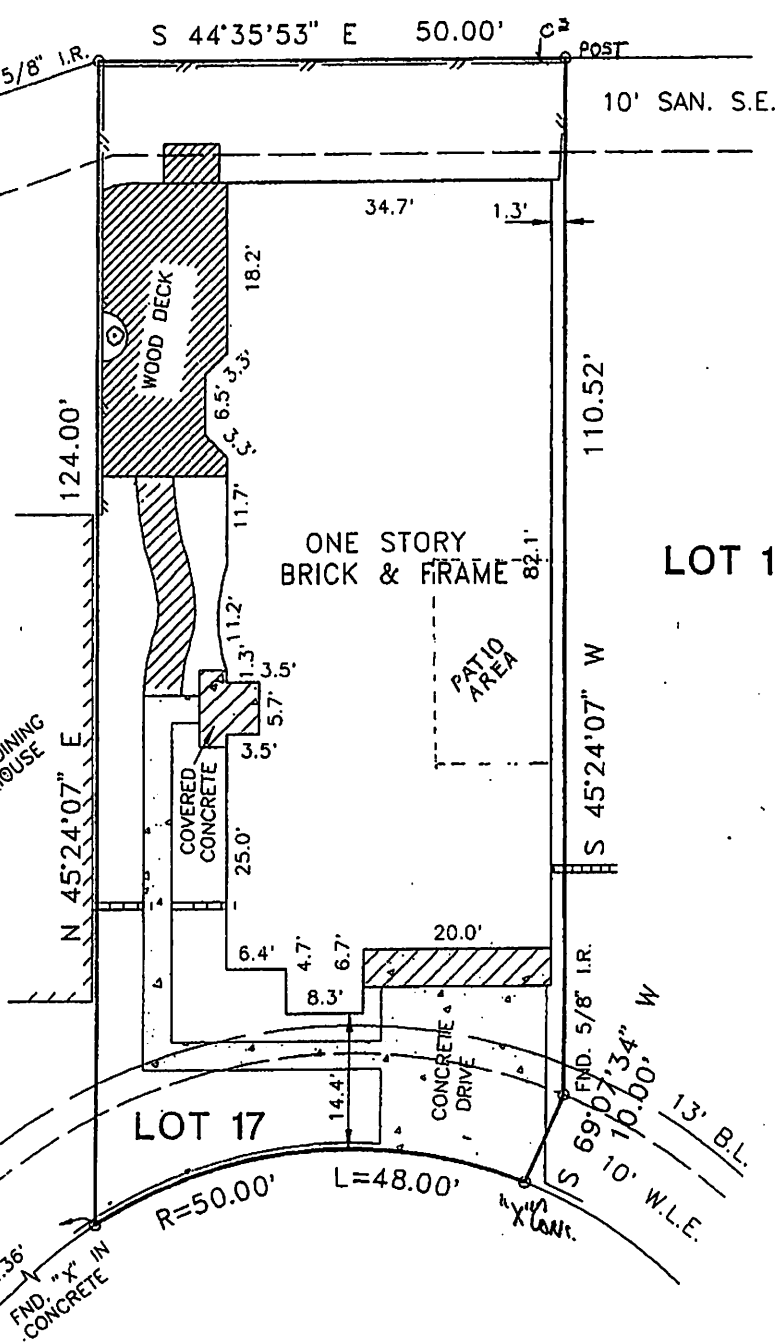
- 1. ALL BEARINGS AND STREETS REFERENCED TO RECORDED PLAT.
- 2. HL&P AGREEMENT PER HCCF NO. H819941.
- 3. WOOD DECK INTO 10' SANITARY SEWER EASEMENT AS SHOWN.
- 4. CONCRETE WALK AND DRIVE INTO 10' WATER LINE EASEMENT AS SHOWN.

DEERFIELD VILLAGE DRIVE (60' R.O.W.)

LOT 16 BLOCK CORNER

DEERFIELD VILLAGE PATIO HOMES SECTION THREE VOL. 343 PG. 149 H.C.M.R. 749

ADJOINING HOUSE



28' PAVED PRIVATE STREET

*EFN*

PLAT OF LOT 17 PARTIAL REPLAT OF DEERFIELD VILLAGE PATIO HOMES, SECTION 3

ACCORDING TO THE PLAT RECORDED IN VOL. 342, PG. 125 OF

THE MAP RECORDS OF HARRIS COUNTY, TEXAS

PROPERTY NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X  
 ACCORDING TO F.I.R.M. MAP NO. 480287-0610J, DATE 11-6-96  
 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 9857109 of PARTNERS TITLE COMPANY  
 CERTIFIED TO: PARTNERS TITLE COMPANY AND MEGAMERICA MORTGAGE

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

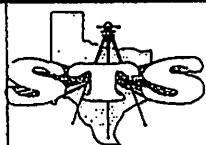


*Fred W. Lawton*

ADDRESS: 4126 DEERFIELD VILLAGE  
 CITY: HOUSTON, TX ZIP: 77084  
 PURCHASER: JAMES K. ETUX ELIZABETH F. NORDIN  
 JOB NO: 1417-98 DATE: 5-13-98 SCALE: 1"=20'-00" REVISION:

LENDER: MEG AMERICA MORTGAGE

Key Map 447F



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

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BC