

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

Date: _____ GF No. _____
Name of Affiant(s): Sanchez Alberto Garcia and Maria Delos Angeles Ramirez Garcia
Address of Affiant: 21738 Maple Bluff Drive, Katy, TX 77449
Description of Property: LT 27 BLK 9 WESTFIELD VILLAGE SEC 1
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 8/2020 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 which we do not disclose to the Title Company.

DocuSigned by:
[Signature]
1752567CE66878...
B9DA992245F0401...

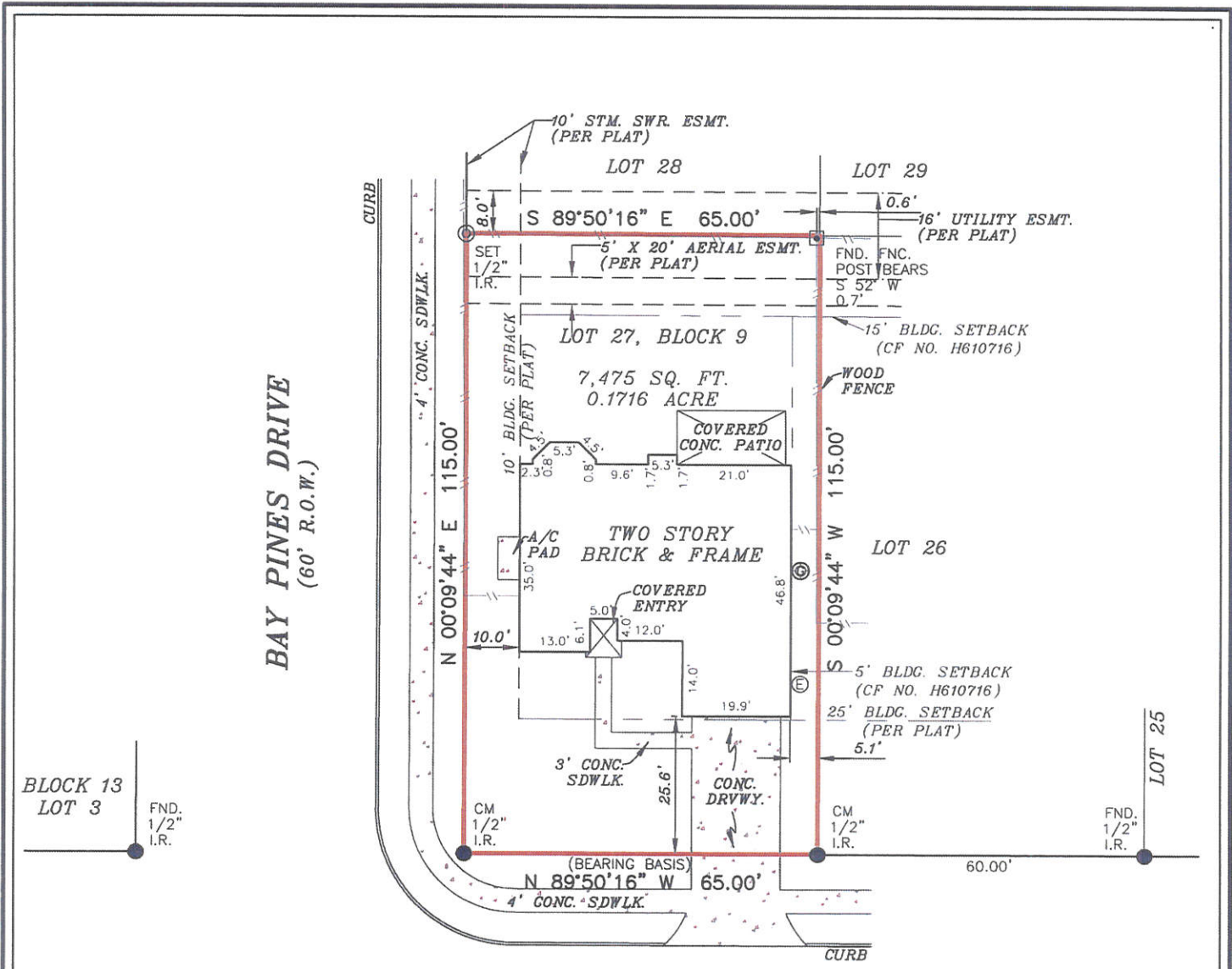
SWORN AND SUBSCRIBED this 12th day of November, 2020

[Signature]

Notary Public

(TXR 1907) 02-01-2010





MAPLE BLUFF DRIVE
(60' R.O.W.)

SURVEYOR'S NOTES:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY AGENTS NATIONAL TITLE INSURANCE COMPANY GF NO. 20-0225-AP ISSUED ON 07/17/2020.

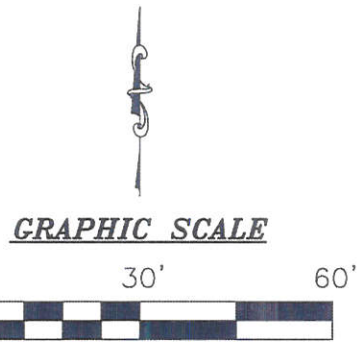
FLOOD INFORMATION
FIRM: 48201C PANEL: 0605 L
REV. DATE: 06/18/2007
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- SET 1/2" IRON ROD WITH CAP
- FOUND IRON ROD
- FENCE POST
- GAS METER
- ELECTRIC METER
- CONTROL MONUMENT



I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS LONE STAR TITLE, LLC DBA GUARANTY TITLE & ABSTRACT CO. DBA NURCES TITLE COMPANY and TOWN SQUARE MORTGAGE & INVESTMENTS, INC. that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Borrower: PEDRO E. HERNANDEZ ALONSO
Address: 21738 MAPLE BLUFF DR., KATY, TX 77449 GF No. 20-0225-AP
Legal Description of the Land: Lot 27, Block 9, of WESTFIELD VILLAGE, SECTION ONE (1), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 293, Page 53, Map Records of Harris County, Texas.

LAND TITLE SURVEY			
JOB NO.:	2008021428	NO.	REVISION
DATE:	08/05/20		
DRAWN BY:	AM		
APPROVED BY:	RRR		

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 293, PAGE 53, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS DOC. NOS. H610716, P169690, T508725, U308422, X823307, X823308, 20090519788, 20130499386, 20130637107, 20140452464, 20150198120, OFFICIAL RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc. Surveyors

Tel: 281 940 8869 Fax: 281 207 6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212



FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883

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