

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

Date: 12/28/20

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

Name of Affiant(s): Milan Milanovic,

Address of Affiant: 11018 Shadowfield Dr, Houston, TX 77064-5510

Description of Property: LT 13 BLK 12 HARVEST BEND THE VILLAGE SEC 1

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."): N/A

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 October 3, 2015 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.

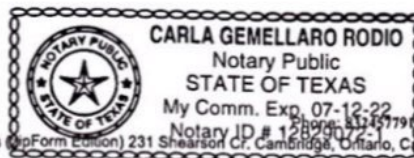
Milan Milanovic  
Milan Milanovic

SWORN AND SUBSCRIBED this 28 day of December, 2020

Notary Public

(TXR-1907) 02-01-2010

Coldwell Banker Realty - Katy, 3333 S. Mason Rd. Katy TX 77450  
Marinko Plavljanić



Fax: 2815784417

Page 1 of 1

Milan Milanovic

Produced with Lone Wolf Transactions (eForm Edition) 231 Shearson Ct, Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

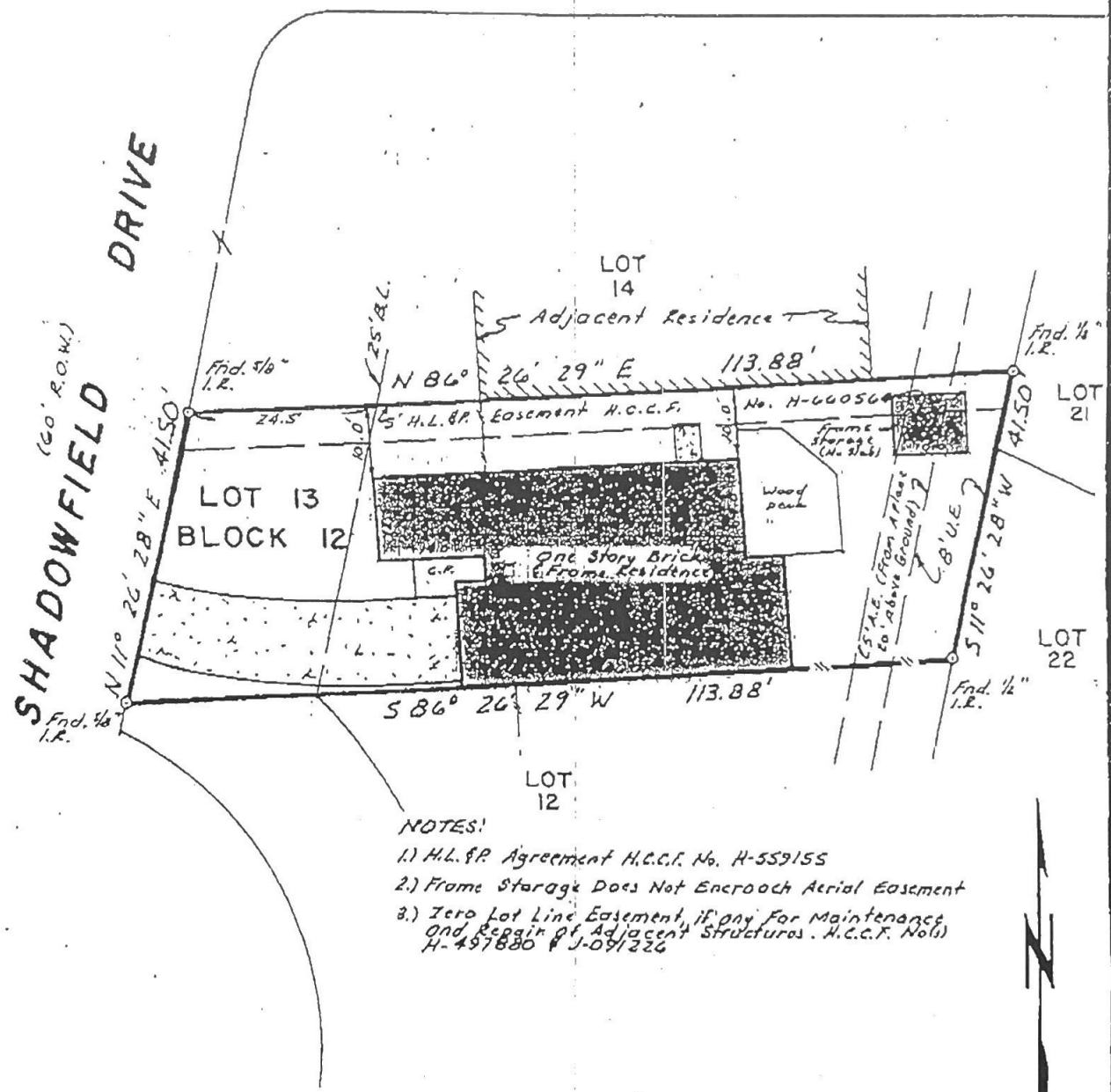
- LEGEND**
- UE Utility Easement
  - AE Aerial Easement
  - WLE Water Line Easement
  - BL Building Line
  - CP Covered Porch
  - ROW Right of Way
  - IP Iron Pipe
  - IR Iron Rod
  - // Board Fence
  - X- Chain Link Fence
  - w- Wrought Iron Fence

This property lies within Zone X, as per the Flood Insurance Rate Map,  
 Harris County, Community No. 480287  
 Panel No. 04440 Suffix 1 Date 11-6-96  
 Notes: Zone X indicates outside 100 year flood plain.  
 Zone AE indicates inside 100 year flood plain.

Revisions  
 Bearing Reference  
 Recorded Plat  
 Vol. 308, Pg. 48

**PURCHASER'S COPY**

**GOLDEN MEADOW DRIVE**  
 (60' R.O.W.)



- NOTES:**
- 1.) H.L.P.R. Agreement H.C.C.F. No. H-559155
  - 2.) Frame Storage Does Not Encroach Aerial Easement
  - 3.) Zero Lot Line Easement, if any for Maintenance and Repair of Adjacent Structures. H.C.C.F. No(s) H-497880 & J-091226

NOTE: Distances from property lines to improvements may not be used to reconstruct boundaries.

Lot 13 Block 12  
 Addition Harvest Bend, The Village  
 Section 1 recorded in Vol. 308 Page 48  
 Harris County Map Records  
 Harris County, Texas

Purchaser Kathleen Kuntz  
 (Owner)  
 Address 11018 Shadowfield Drive  
Houston, Texas 77064  
 Title Co. Commonwealth Land G.P. # 7834394

Scale 1"=20'  
 Date 6-8-98  
 Job # 98-6-74  
 Key Map 309Z  
66/04



I, F.G. Huffman, a Registered Professional Surveyor in the State of Texas; hereby certify that this plat was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

**F. G. HUFFMAN & ASSOCIATES**  
 8302 Cheswick Drive  
 Houston, Texas 77037  
 281 447 7802 Fax 281 847 4504

