

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

Date: 2/10/2021

GF No. _____

Name of Affiant(s): Rose Larie Holdings, LLC

Address of Affiant: 13624 Memorial Dr, Houston, TX 77079-5900

Description of Property: Unit 94 Ethans Glen Sec 3 R/P

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 March 28, 2019 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): _____

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.

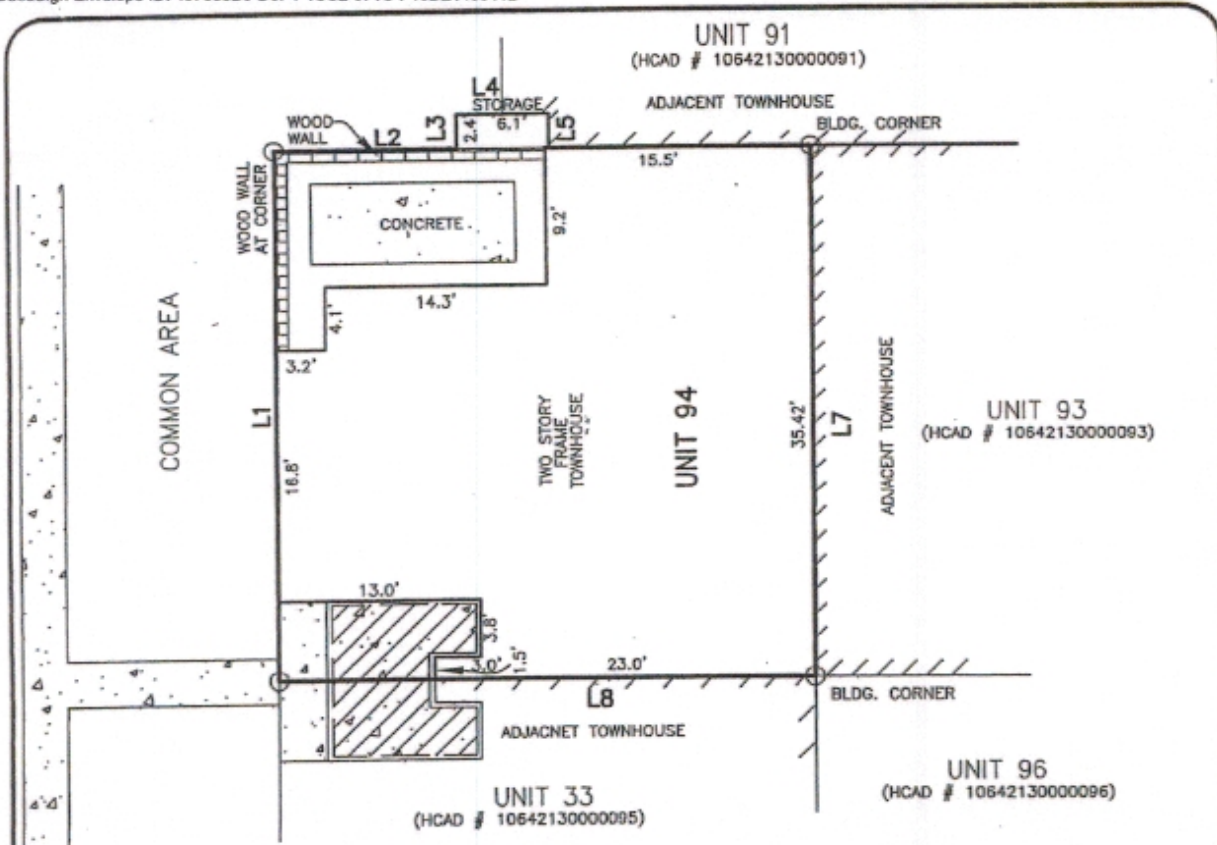
Rose Larie Holdings, LLC / Ken McCormack

SWORN AND SUBSCRIBED this February day of 10th 2021

Kevin Michael Feenery
Notary Public

(TXR-1907) 02-01-2010





UNIT 91
(HCAD # 10642130000091)

UNIT 93
(HCAD # 10642130000093)

UNIT 94
(HCAD # 10642130000095)

UNIT 96
(HCAD # 10642130000096)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°42'37"W	35.42
L2	N87°17'23"E	11.75
L3	N02°42'37"W	2.33
L4	N87°17'23"E	6.00
L5	S02°42'37"E	2.33
L6	N87°17'23"E	17.00
L7	S02°42'37"E	35.42
L8	S87°17'23"W	34.75

- NOTES:
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY UNDER G.F. NO. 07-16004109.
 - 2.) EASEMENT FOR UTILITIES, PARTY WALLS, ENCROACHMENT AND MAINTENANCE PER C.F. NO. E020517.
 - 3.) 10" WATER MAIN ESMT. AS TO COMMON AREA.
 - 4.) DEDICATION OF LITCHFIELD LANE AS A PUBLIC STREET AS TO COMMON AREA.
 - 5.) PERMISSION TO BULD OVER THE CITY EASEMENT PER C.F. NO. D805197.
 - 6.) H.L. & P. UNDERGROUND AGREEMENT PER H.C.C.F. NOS. D9B0646, E354400 & E374584.
 - 7.) EASEMENT TO HARRIS COUNTY FLOOD CONTROL DISTRICT ALONG BUFFALO BAYOU AS TO COMMON AREA.
 - 8.) CABLE TV. AGREEMENT PER H.C.C.F. NO. P077543.
 - 9.) SUBJECT TO EASEMENTS AGREEMENT GRANTED TO H.L. & P. PER C.F. NOS. E178526, E609456, E609457, E609458, E664938, F007640, F417004, E354400 & E374584, (AS TO COMMON AREA)
 - 10.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-187B PER H.C.C.F. NO. N253886.
 - 11.) SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 89-1312 PER H.C.C.F. NO. M337573.

*ABSTRACTING BY TITLE COMPANY.
*ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.

SCALE: 1" = .10'

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X
MAP # 48201C, PANEL 0845L, DATED 08-09-06. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: MARCELO SIFUENTES LOPEZ AND ROCIO QUIROGA ORANDAY		JOB NO.: 6751-07
ADDRESS: 235 LITCHFIELD LANE, HOUSTON, TEXAS 77024		G.F. NO.: 07-16004109
MORTGAGE BANK OF AMERICA	TITLE CO.: FIDELITY NATIONAL TITLE COMPANY	KEY MAP: 489M
FIELD WORK: 08-09-07/GG	DRAFTING: 08-09-07/MIKE	FINAL CHECK: 08-09-07/AT
		REV. DATE:



PHONE: 281-530-2039
FAX: 281-530-5464

LOT 94, REPLAT OF ETHAN'S GLEN,
VOLUME 239, PAGE 16, MAP RECORDS,
HARRIS COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 9th DAY OF AUGUST, 2007. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450

