

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

Date: _____ GF No. _____

Name of Affiant(s): WILLIAM PASSMORE / MEGHAN PASSMORE

Address of Affiant: 20714 PRINCE CREEK DRIVE, KATY, TX 77450

Description of Property: LOT 37 & TR 38A, BLOCK 8, NOTTINGHAM COUNTRY SEC 8 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 JUNE 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

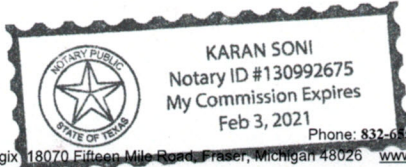
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

[Handwritten signatures]

SWORN AND SUBSCRIBED this 4th day of December, 2017

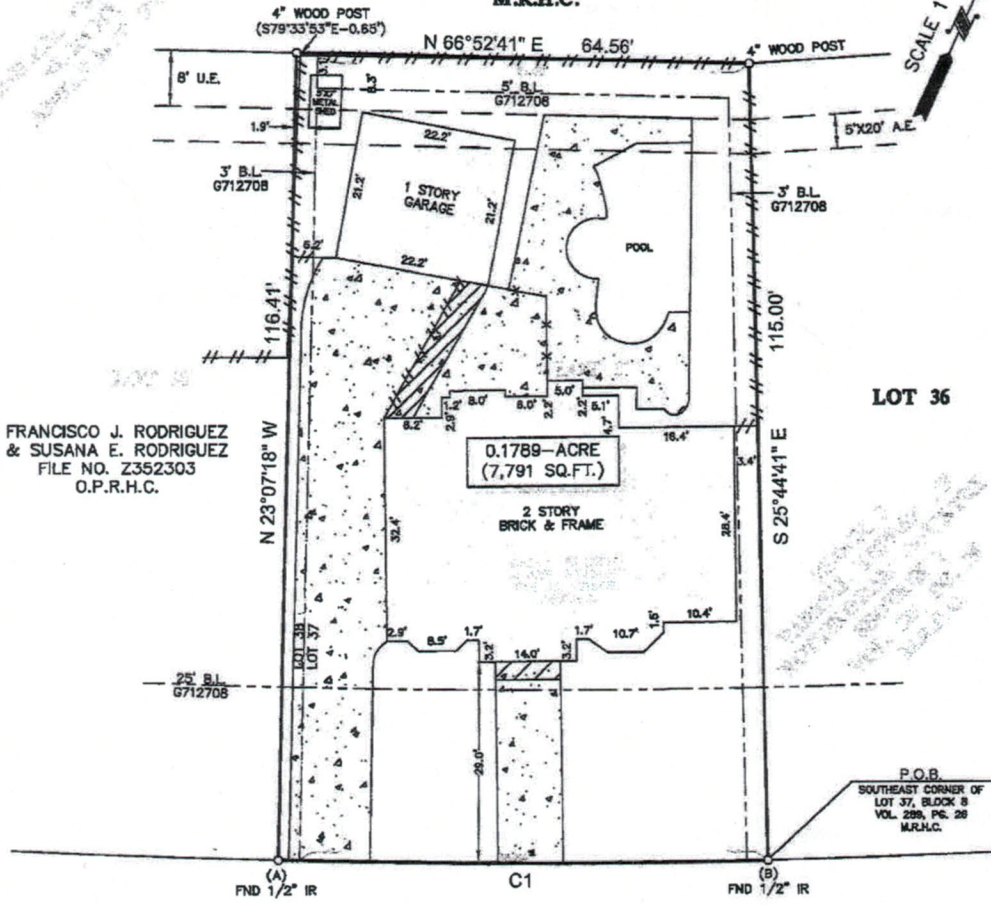
Notary Public



(TAR-1907) 02-01-2010

TITLE COMPANY:
 281-391-5900
 G.F. #: 13-50002783 ISSUE DATE: 12-17-13

**NOTTINGHAM COUNTRY
 SECTION 9
 VOL. 289, PG. 13
 M.R.H.C.**



FRANCISCO J. RODRIGUEZ
 & SUSANA E. RODRIGUEZ
 FILE NO. Z352303
 O.P.R.H.C.

LOT 36

PRINCE CREEK DRIVE
 (60' R.O.W.)

LEGEND

	CONCRETE		FENCE
	WOOD		METAL
	B.L. = BUILDING LINE		COVERED AREA
	U.E. = UTILITY EASEMENT		
	A.E. = AERIAL EASEMENT		

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1,460.00'	69.84'	S 65°37'30" W	69.84'

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JULIA L. BANCROFT AND MARK BANCROFT, RECORDED IN COUNTY CLERK'S FILE Y619439 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THIS SURVEY PLAT IS REFERENCED TO A METES AND BOUNDS DESCRIPTION PREPARED BY SURVEY 1, INC. DATED JANUARY 06, 2014.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - RESTRICTIVE COVENANTS AS RECORDED IN VOL. 228, PG. 26 M.R. & C.F. NOS. G712708, U150121, U827776, W180813, X165827, 20100089808, 20100089910, 20100089911, 20100312107, 20110526714 THROUGH 20110526715 & 20120039839.
 - AN EASEMENT WITH H. L. & P. AS RECORDED IN C.F. NO. 6830882.
 - AN AGREEMENT FOR INSTALLATION, OPERATION & MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM AS RECORDED IN C.F. NO. 6886198.
 - THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 0.1789 ACRE (7,791 SQUARE FEET) SITUATED IN THE H.T.&B.R.R. COMPANY SURVEY, ABSTRACT 983, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 37 AND A PORTION OF LOT 38, IN BLOCK B, OF THE PARTIAL REPLAT OF NOTTINGHAM COUNTRY, SECTION 9, A SUBDIVISION PLAT RECORDED IN VOLUME 289, PAGE 26 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT: JULIA LYNETTE BANCROFT
ADDRESS: 20714 PRINCE CREEK DRIVE
FLOOD ZONE: "X" **FLOOD MAP#:** 48201C 0615 L
FLOOD MAP DATE: 6-18-07 **FLOOD MAP COUNTY:** HARRIS



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 06, 2014 AND THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. AND THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

DRAFTER: JR
DATE: 01-07-14
FIELD CREW: UP
JOB#: 1-24247-14

SURVEY 1, INC.
 www.survey1inc.com
 survey1inc@yahoo.com
 Firm Registration No. 100756-00
 P.O. Box 2543 • Alvin, TX 77512
 (281)393-1362 • Fax (281)393-1363

Handwritten signature: Marjorie Passmore

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.1789 ACRE (7,791 SQUARE FEET) SITUATED IN
THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 983
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.1789 acre (7,791 square feet), being all of Lot 37 and a portion of Lot 38, in Block 8, of the Partial Replat of Nottingham Country, Section 8, out of the H.T. & B.R.R. Company Survey, Abstract 983, Harris County, Texas, according to the map or plat thereof recorded in Volume 289, Page 26 of the Map Records of Harris County, Texas, and being all of a tract of land conveyed unto Julia L. Bancroft and Mark Bancroft as recorded under County Clerk's File No. Y619439 of the Official Public Records of Harris County, Texas. Said 0.1789-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod in the north right-of-way line of Prince Creek Drive (60.00 feet wide) and the southeast corner of said Lot 37, the southwest corner of Lot 36, Block 8, and being the southeast corner of the said tract herein described;

THENCE in a southwesterly direction, with the north right-of-way line of said Prince Creek Drive and the south line of said Lots 37 and 38, along a curve to the right having a curve to the right with a radius of 1,460.00 feet, a chord bearing of South 65° 37' 30" West, a chord distance of 69.84 feet and an arc length of 69.84 feet to a found 1/2-inch iron rod in the south line of said Lot 38, for the southeast corner of a tract of land conveyed unto Francisco J. Rodriguez and Susana E. Rodriguez, by deed recorded under County Clerk's File No. Z352303 of the Official Public Records of Harris County, Texas, for the southwest corner of the said tract herein described;

THENCE North 23° 07' 18" West, with the east line of said Rodriguez Tract, a distance of 116.41 feet to a point from which a 4-inch wood post bears South 79° 33' 53" East a distance of 0.65 feet, being in the north line of said Lot 38, and the south line of Nottingham Country, Section 9, a subdivision plat recorded in Volume 289, Page 13 of the Map Records of Harris County, Texas, and for the northwest corner of the said tract herein described;

THENCE North 66° 52' 41" East, with the north line of said Lots 38 and 37, and the south line of said Nottingham Country, Section 9, a distance of 64.56 feet to a found 4-inch wood post for the northeast corner of said Lot 37, the northwest corner of said Lot 36, and the northeast corner of the said tract herein described;

THENCE South 25° 44' 41" East, with the common boundary line of said Lots 37 and 36, a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.1789 acre (7,791 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00), dated January 07, 2014, job number 1-24247-14.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

January 07, 2014