

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

Date: January 27, 2021

GF No. _____

Name of Affiant(s): Matthew Barta, Natalie Barta

Address of Affiant: 604 Cordell Street, Houston, TX 77009

Description of Property: Lot 5 Blk 67 Brooke Smith

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."): Listed affiants are the property 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.

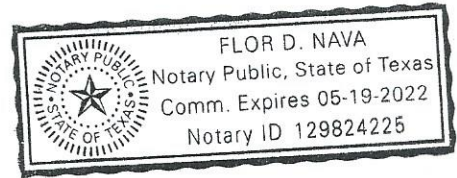
4. To the best of our actual knowledge and belief, since 04/20/2015 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. 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:) N/A

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.

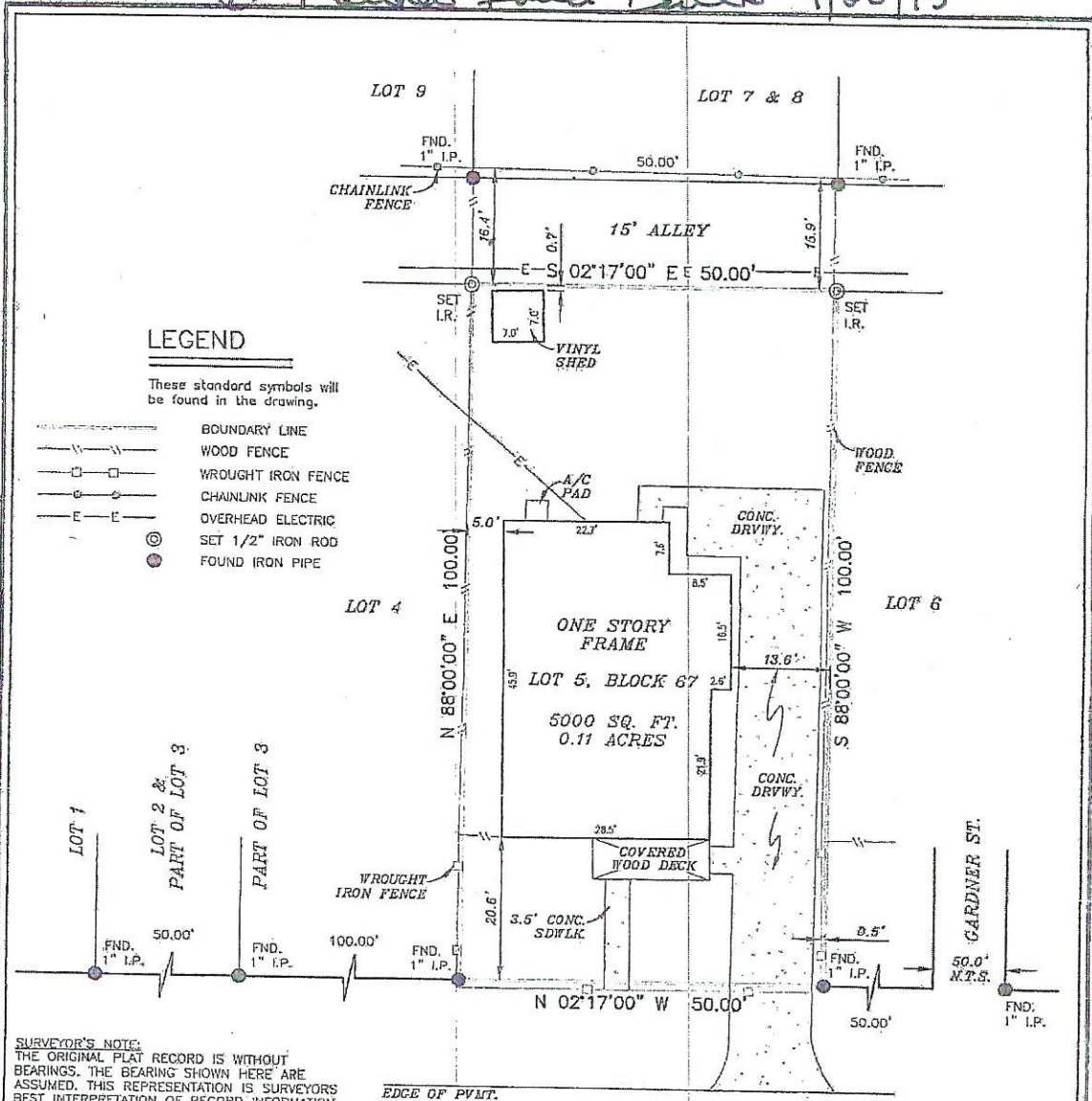
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Matthew Barta
Matthew Barta
Natalie Barta
Natalie Barta



SWORN AND SUBSCRIBED this 27th day of January, 2021
Flor D Nava
Notary Public

① Northland Land Builders 4/20/15



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- WOOD FENCE
- WROUGHT IRON FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- SET 1/2" IRON ROD
- FOUND IRON PIPE

SURVEYOR'S NOTE:
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

OWNER NAME - PATRICK W. CUMMINS AKA PATRICK WILLIAM CUMMINS AND JENNIFER M. CUMMINS AKA JENNIFER ANN MOSELEY

FLOOD INFORMATION
FIRM: 48201C PANEL: 0690 L
REV. DATE: JUNE/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.

NOTE:
THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NO. 1783216-11583 ISSUED ON JANUARY 25, 2013.

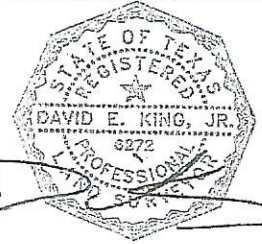
CORDELL ST.
(50' R.O.W.)

GRAPHIC SCALE



I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE INSURANCE COMPANY and ENVY MORTGAGE, LTD 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. Lot(s) 5, Block 67, BROOKE SMITH, SECOND ADDITION recorded in Volume 2, Page(s) 11, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the JOHN AUSTIN SURVEY, ABSTRACT NO. 1
Borrower: SEE ABOVE
Address: 604 CORDELL ST. GF No. 1783216-11583

LAND TITLE SURVEY			
JOB NO.:	NO.	REVISION	DATE
1302001040			
DATE:	02/28/13		
DRAWN BY:	AV		
APPROVED BY:	DK		



SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 2, PAGE 11, MAP AND/OR PLAT RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Overland Consortium Inc.
Surveyors
5009 Bellaire Blvd, Suite 218 Houston, TX 77036
Tel: 281-940-8369 Fax: 281-207-6476

DAVID E. KING, JR., R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6272
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