

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

Date: _____ GF No. _____

Name of Affiant(s): Torben V. F. Kieler

Address of Affiant: 1322 Dominion Drive, Katy, TX 77450

Description of Property: LT 25 BLK 10 NOTTINGHAM COUNTRY SEC 4

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 June 2018 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 information which we do not disclose to the Title Company.

DocuSigned by:
Torben V. F. Kieler
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SWORN AND SUBSCRIBED this 23rd day of April, 2021

Rene C. Wilson

Notary Public

(TXR 1907) 02-01-2010

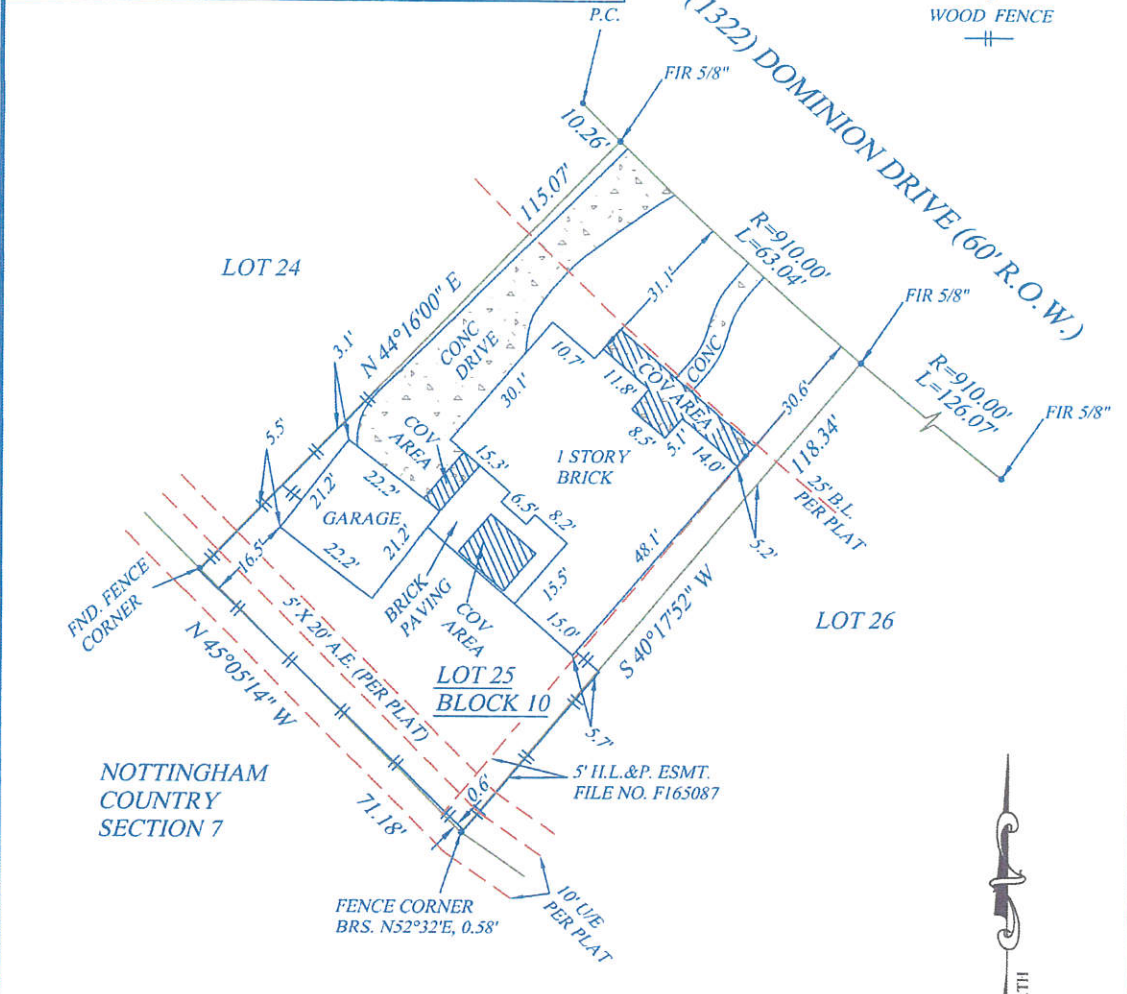


Boundary Survey
 2329480
 2329480

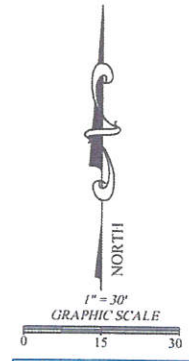
:NOTE:
 All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced hereon. The surveyor did not research subject property.

CHAIN LINK FENCE

 WOOD FENCE

NOTES:
 1: ANY RESTRICTIVE COVENANTS RECORDED IN VOLUME 234, PAGE 62, MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NO. 13, 251260, 423818, 438271, 115212, 182776, 118183, 118597, 20100999 thru 2010099911, 20110526714, 20110526718, 2014002608, 2015048331, 2015048339, 2015048370, RP-2011-251882 AND RP-2011-251574, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
 2: A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. (AS SHOWN HEREON)
 3: THE UTILITY AND AERIAL EASEMENTS AS SET OUT ON PLAT MAP RECORDED IN VOLUME 234, PAGE 62 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN HEREON)
 4: DRAINAGE EASEMENT IS FEET ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY. (DOES NOT APPLY)
 5: THE EASEMENT GRANTED TO H&AP, RECORDED IN COUNTY CLERK'S FILE NO. F165087, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AS SHOWN HEREON)
 6: AGREEMENT FOR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, WITH DEVELOPER AND H&AP, RECORDED IN COUNTY CLERK'S FILE NO. F189776, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.




ADDRESS
 (1322) DOMINION DRIVE
 KATY, TX 77450

LEGAL DESCRIPTION: (AS FURNISHED)
 LOT 25, IN BLOCK 10, OF NOTTINGHAM COUNTRY, SECTION 4, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 234, PAGE 62, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT

LIST OF POSSIBLE ENCROACHMENTS: NONE

SURVEYOR INFORMATION:
ELITE SURVEYING COMPANY, INC.



P.O. Box 1697 "So Noble Estates"
 Pearland, TX 77586 1697
 Phone: 281-997-1585
 Fax: 281-485-6121




SURVEYOR FILE NUMBER: 6-11-18
 The Certified Registered Professional Land Surveyor signing this survey alone certifies the accuracy and reliability of the survey recorded hereon.

CERTIFIED TO: (AS FURNISHED)
 First American Title Insurance Company
 TORBEN V.F. KIELER

NOTES
 1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

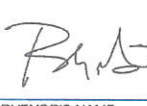
LEGEND

A/C: AIR CONDITIONER	ORU: OVERHEAD UTILITY LINE
B.D.G.: BUILDING	(P.I.) PLATTED
(C.): CALCULATED	P.C.: POINT OF CURVATURE
(C.B.): CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
%: CENTERLINE	P.P.: POWER POLE
C.N.A.: CORNER NOT ACCESSIBLE	P.R.C.: POINT OF REVERSE CURVATURE
CONC.: CONCRETE	P.R.M.: PERMANENT REFERENCE MONUMENT
COV.: COVERED	R.W.: RIGHT OF WAY
CS: CONCRETE SLAB	S.W.: SIDEWALK
(D.): DESCRIPTION	CLF: CHAIN LINK FENCE
D.W.: DRIVEWAY	WF: WOOD FENCE
(M.): MEASURED	

FLOOD ZONE
 (FOR INFORMATIONAL PURPOSES ONLY)
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING PER FLOOD PANEL NUMBER 48287, 0812L, LAST REVISION DATE 6-18-07. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S CERTIFICATE

I, Bradley G. Wells, Texas Registered Professional Land Surveyor No. 5499, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.


 BRADLEY G. WELLS
 5499
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NAME DATED: 6/6/2018

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				C.L.	B.W.

Reviewed & Accepted by: *Torben V.F. Kieler* Date _____ / _____ / _____ Date _____