

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

Date: April 22, 2021 GF No. \_\_\_\_\_

Name of Affiant(s): Dina Keimig

Address of Affiant: 3639 Rolling Terrace Dr, Spring, TX 77388-5067

Description of Property: Lot 23 Block 37

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 January 1, 1981 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.

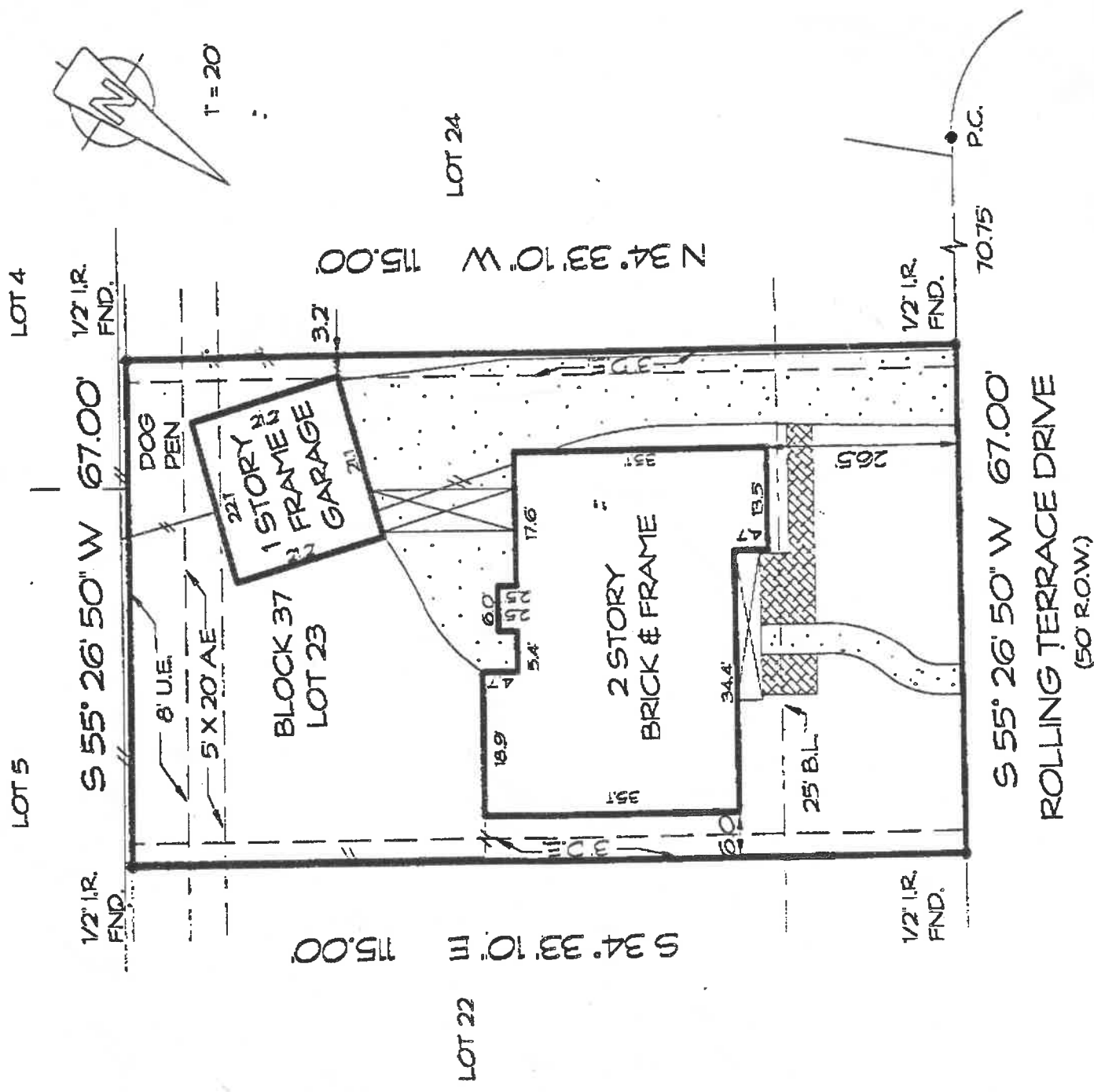
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.



SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TXR-1907) 02-01-2010



NOTES:  
 1. IN THE EVENT OF AUDIO/VIDEO COMMUNICATIONS, THERE IS A 2 ESMT. CENTERED ALONG THE UNDERGROUND WIRE, PER C.F. F678311, HARRIS CO., TEXAS.  
 2. 3' DRAINAGE ESMT. PER C.F. NO. F678311, HARRIS CO., TEXAS.

LOT:	23	BLOCK:	37	SUBDIVISION:	CORRECTED PLAT OF CYPRESSWOOD	SECTION:	8
RECORDATION:	VOL. 282, PG. 70, MAP RECORDS						
ADDRESS:	3639 ROLLING TERRACE DRIVE						
PURCHASER:	MICHAEL E. AND DINA R. KEIMIG						
CITY:	SPRING, TX	COUNTY:	HARRIS	STATE:	TEXAS	LENDER:	CTX MORTGAGE COMPANY
TITLE CO.:	FIRST AMERICAN TITLE		CITY:	SPRING, TX	G.F. NO.:	201-81708	



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) CORRECTLY REPRESENTS THE FACTS FOUND AT THIS TIME THERE WERE NO APPARENT CONFLICTS IN BOUNDARY LINES OR ENCROACHMENTS OF IMPROVEMENTS, EXCEPT AS SHOWN.

THIS PROPERTY IS NOT IN THE 100 YEAR  
 ...