

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

Date: May 21, 2021

GF No. _____

Name of Affiant(s): Bruce Eames

Address of Affiant: 3404 Chevy Chase Dr, Houston, TX 77019

Description of Property: LT 6 BLK 7 RIVER OAKS COUNTRY CLUB ESTATE

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 25, 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.

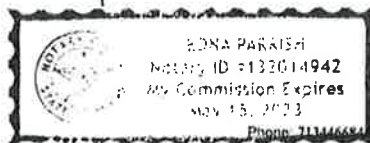
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Bruce Eames
Bruce Eames

SWORN AND SUBSCRIBED this 20 day of May, 2021

Notary Public
Lance Rosmarin

(TXR-1907) 02-01-2016



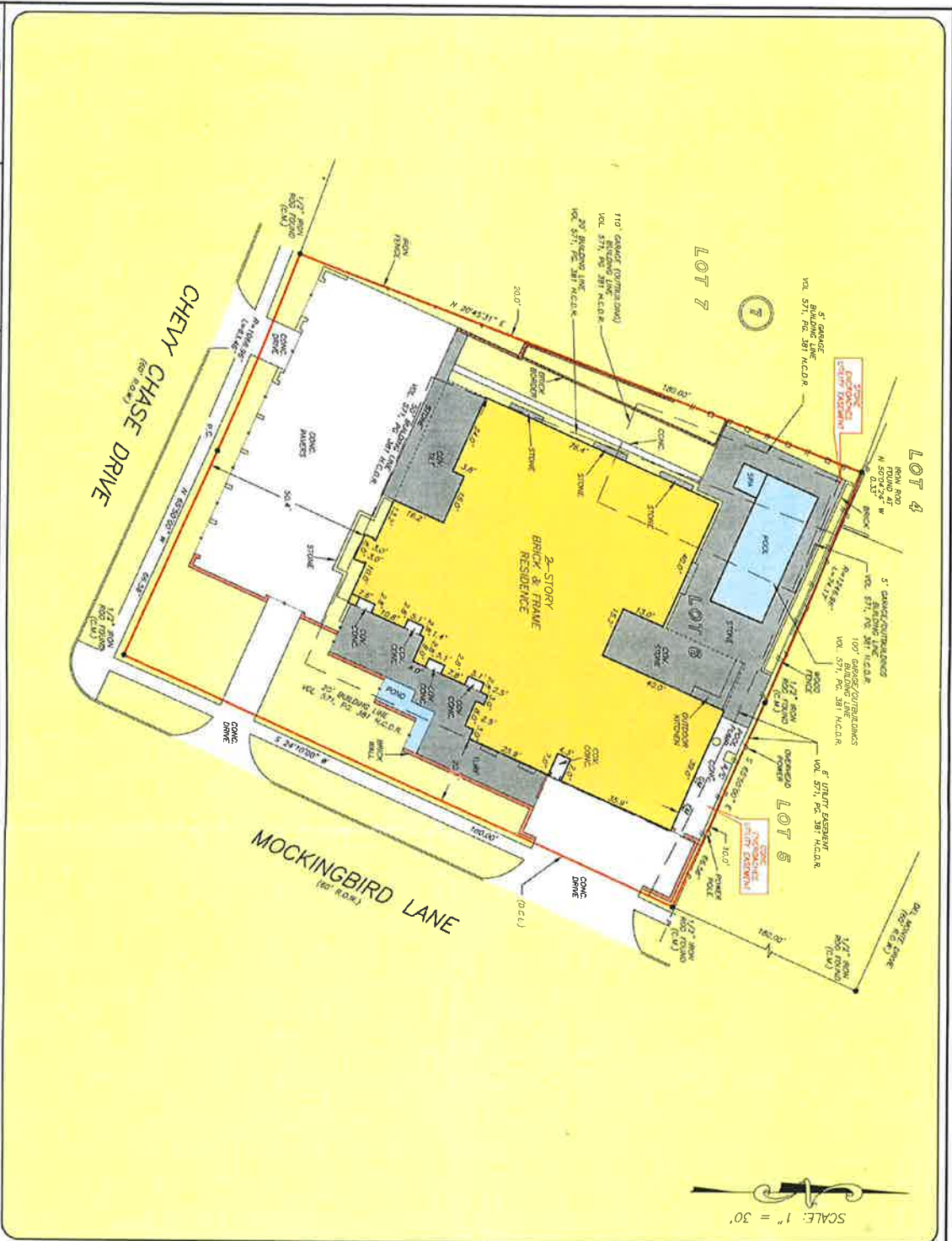


OLD BENTLEY
KRISTIA GOOD
713-626-9230



PRECISION
SURVEYORS

2711 28th Street, Suite 100, Houston, Texas 77058
713-626-9230
www.precision-surveyors.com



SCALE: 1" = 30'

OF NO. 19000458 OLD REPUBLIC TITLE
ADDRESS: 3404 CHESTNUT CHASE DRIVE
HOUSTON, TEXAS 77019
OWNER: DANIEL O'LEIGHAN MCMAIR AND
HANNAH MCMAIR

LOT 6, BLOCK 7
COUNTRY CLUB ESTATES

A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 63 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS



NOTE: PERMANENT BENCHMARK, UTM, F. ANV, ESTABLISHED BY THE
LOCAL OFFICE OF THE TEXAS SURVEYING BOARD, IS LOCATED AT THE
CORNER OF LOT 6, BLOCK 7, COUNTRY CLUB ESTATES, HARRIS COUNTY,
TEXAS. RECORD NUMBER N.C.C.F. NO. 201004777333, 201004777333,
201004777333, 201004777333 AND 201004777333.

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FEMA
MAP REFERENCE 91820017
NOTE: ONLY ON VISUAL EXAMINATION OF THESE
INSTRUMENTS OF TITLE WERE PRESENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.
A SURVEYOR'S INTERPRETATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 63, PG. 63 N.C.C.F.'S

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
IN ACCORDANCE WITH THE RULES AND REGULATIONS
OF THE TEXAS SURVEYING BOARD AND THAT THERE ARE NO
UNDISCOVERED ENCLAVES, EJECTA, OR OTHER
DEFECTS OF TITLE. EXCEPT AS SHOWN HEREON, THIS SURVEY IS
BASED ON THE INFORMATION FURNISHED BY THE OWNER AND
REFERENCES TITLE COMPANY WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

JAMES P. MALIKOV
PROFESSIONAL LAND SURVEYOR
JOB NO. 19-00589
JANUARY 25, 2019



DRAWN BY: JC