

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

Date: 5/24/21 GF No. \_\_\_\_\_  
Name of Affiant(s): John and Susan Demaggala  
Address of Affiant: 8711 Chelmsford Lane, Spring, TX  
Description of Property: 5+ TR4A Block 11, Champion Forest, Section 7  
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:

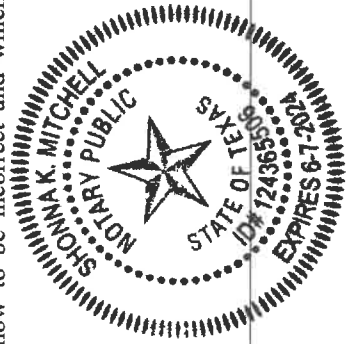
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): \_\_\_\_\_
2. We are familiar with the property and the improvements 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 2014 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.

Susan E. Demaggala  
Susan E. Demaggala  
SWORN AND SUBSCRIBED this 24<sup>th</sup> day of May, 2021  
Shonak K. Mitchell  
Notary Public



JAGDISH C. SHARMA AND WIFE, KAMLA SHARMA

8711 CHELMSFORD LANE  
SPRING, TEXAS 77379

- ① AERIAL EASEMENT  
C.F.NO.H-286583  
H.C.R.P.R.
- ② BUILDING SET BACK LINE  
C.F.NO.G-869770  
H.C.R.P.R.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE. SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

ALL BEARINGS AS TO PLAT, DEED, OR ASSUMED.

ALL ABSTRACTING BY TITLE COMPANY THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY.

GRAPHIC PLOTTING ONLY AS TO FLOOD DETERMINATION

SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR

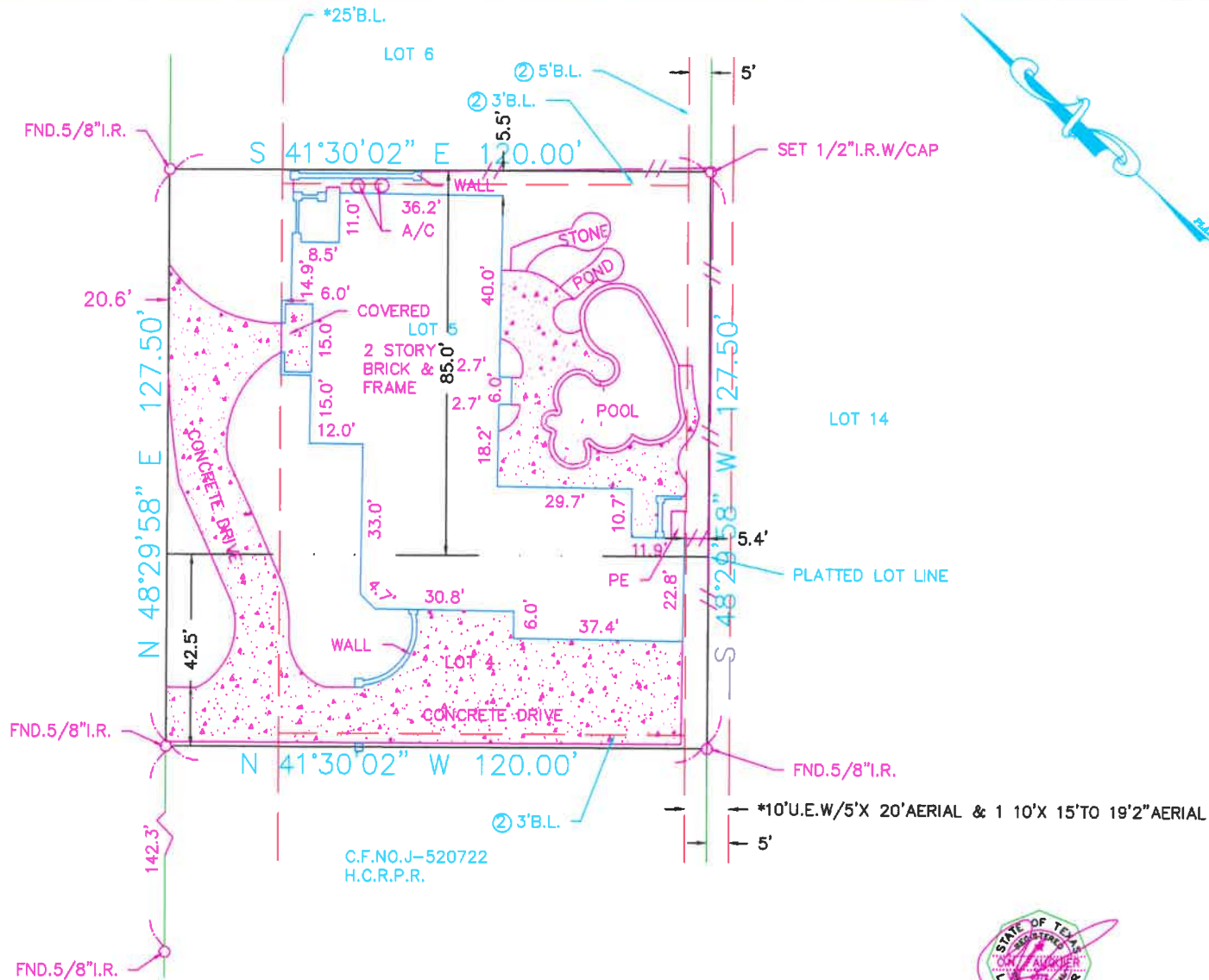
\* AS PER ANY AND ALL PLAT © 2014 ZONING ORDINANCE

THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY

The above tract of land is not located in the 100-flood as to the National Flood Insurance Program, Community-Panel No. 480201C- 0245M ZONE X. 10-16-13  
The Surveyor is not responsible for final determination.

G.F. NO. 1420184260

CHELMSFORD LANE  
(\*60'R.O.W.)



C.F.NO.J-520722  
H.C.R.P.R.

I hereby certify that the above is a representation of an actual survey made on the ground under my supervision.



**STEWART TITLE COMPANY**  
Closer: Miles Magee  
1980 Post Oak Blvd., Suite No. 120  
Houston, Texas 77056  
(713) 627-1310 Fax: (713) 629-2362

SUBDIVISION: AMENDED PLAT OF CHAMPION FOREST SECTION: 7		SURVEY: N/A		ABSTRACT NO: N/A	
SCALE: 1" = 30'	LOT: 5 & THE 42.5' OF BLOCK: 11 LOT 4	U.S. SURVEYING COMPANY, INC. A Professional Land Surveying Company 321 Century Plaza Drive Suite 105 Houston, Texas 77073 (281) 443-9288 USSURVEY@SBCGLOBAL.NET FAX (281) 443-9224		REF. V.N/A P. F.C.NO. 360128	M.R. DATE: 7-22-14
COUNTY: HARRIS STATE: TEXAS		JOB NO. 15-6644		DRAWN BY: LGS	