

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

Date: 6/28/21 GF No. \_\_\_\_\_

Name of Affiant(s): Matthew Snider

Address of Affiant: 6745 Tournament Dr., Houston Tx, 77069

Description of Property: see above

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 Florida, 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 July 9, 2013 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 and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 28th day of June, 2021  
David T. Lupo  
Notary Public

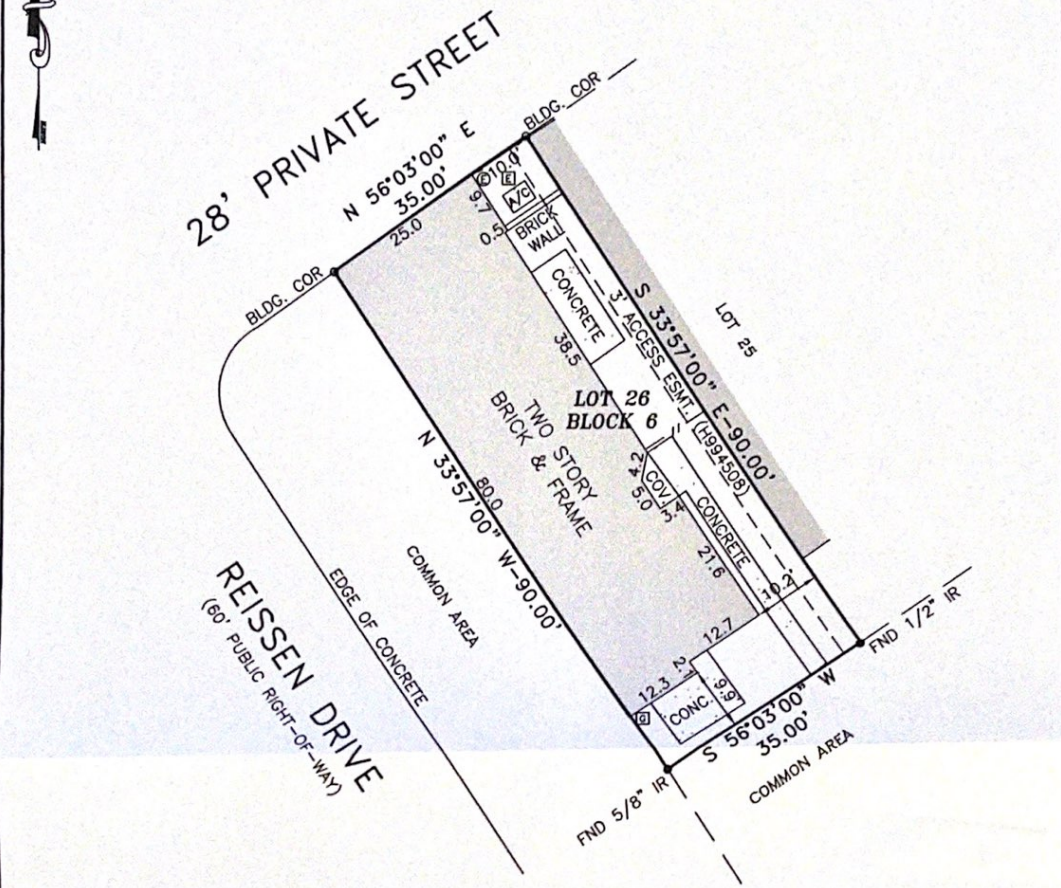


(TXR-1907) 02-01-2010

**BENJAMIN PAGE SURVEY, A-618**  
**HARRIS COUNTY, TEXAS**

**LEGEND**

- ☐ - ELECTRIC BOX
- ⊙ - ELECTRIC METER
- ⊠ - GAS METER



**SURVEY NOTES**

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE COMPANY, GF NO. ATH-21-ATH13032115PE EFFECTIVE DATE MAY 22, 2013.
5. EASEMENTS AFFECTING COMMON AREAS FOR PUBLIC UTILITIES, DRAINAGE AND OTHER MATTERS, AS RECORDED IN VOLUME 316, PAGE 112 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND IN INSTRUMENTS FILED UNDER CLERKS FILE NUMBERS F138432, F138436, G137624, H994508, H923127, N645133, N998587, N998588, P374672.
6. PROPERTY IS SUBJECT TO AGREEMENT WITH HL&P FOR UNDERGROUND ELECTRIC SERVICE RECORDED UNDER CLERK'S FILE NO. G182844.
7. PROPERTY IS SUBJECT TO AGREEMENT BY HOUSTON CABLE TV, INC. RECORDED UNDER CLERK'S FILE NO. H743544.
8. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48201C0435L, EFFECTIVE DATE 06-18-07. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
9. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

**SURVEYOR'S CERTIFICATION**

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.



*Roger D. Pickering* 06/17/13  
 Roger D. Pickering, R.P.L.S. Date  
 Texas Registration No. 5879

SHEET 1 OF 1	SCALE: 1"=20' DATE: 06-12-13	<b>ALAMO TITLE COMPANY</b>	<b>LAND TITLE SURVEY</b>	<b>PICKERING &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS
	REVISION:			
	BOOK: N/A			
	DRAWN BY: K.L.P.			
APPROVED BY: R.D.P.	PURCHASER: MATTHEW SNIDER & SHANNAN SNIDER	LENDER: N/A	LOT 26, BLOCK 6, OF CHAMPIONS CREEK, SECTION 1,	7702 Pin Oak Street
PROJECT NO.: 70135-13	PROPERTY ADDRESS: 6745 TOURNAMENT DRIVE	HOUSTON, TEXAS 77009	ACCORDING TO THE MAP OR PLAT THEREOF	Montgomery, Texas 77316
			RECORDED IN VOLUME 316, PAGE 112 OF THE MAP	Phone (936) 447-4703
			RECORDS OF HARRIS COUNTY, TEXAS.	Mobile (281) 804-0785
				rpickering@hotmail.com Copyright 2013