

CHARLOTTE ELYSE KELLY AND STEVEN DANIEL BEIFUSS

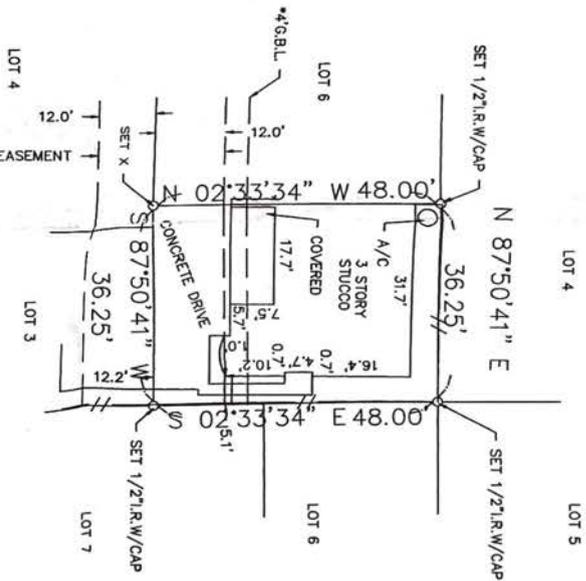
1141 WEST 24TH STREET #A  
HOUSTON, TEXAS 77008

COMMON AREA AGREEMENT  
C.F. NO. 20090345713  
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  
ANY AND ALL THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY  
AS PER 2014 ZONING ORDINANCE G.F. NO. 1320174234/88-00383138

REVISED: 1-22-14  
The above tract of land is not located in the 100-Flood as to the National Flood Insurance Program, Community-Panel No. 480201C-0670L ZONE X 6-18-07  
The Surveyor is not responsible for final determination.



WEST 24TH STREET  
(\*70'R.O.W.\*)



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

STEWART TITTLE COMPANY  
Clerk: Jane Burkholtz  
1980 Post Oak Blvd., Suite No. 120  
Houston, Texas 77056

SUBDIVISION: CMC EIGHT SUBDIVISION SECTION: N/A SURVEY: N/A ABSTRACT NO: N/A

SCALE: 1" = 20' LOT: 5 BLOCK: 1 U.S. SURVEYING COMPANY, INC. A Professional Land Surveying Company REF. V. N/A P. 623165 M.R. DATE: 1-21-14

COUNTY: HARRIS STATE: TEXAS 321 Century Plaza Drive Suite 105 Houston, Texas 77073 (281) 443-9288 USURVEY@CSBYGLOBAL.NET FAX (281) 443-9224 JOB NO. 15-6575 DRAWN BY: LGS



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

Date: June 15, 2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Steven Beifuss and Charlotte Beifuss  
Address of Affiant: 1141 West 24th Street, Unit A, Houston, TX 77008  
Description of Property: LT 5 BLK 1 CMC EIGHT  
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 31, 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): 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.

Charlotte B. Beifuss  
Steven Beifuss

SWORN AND SUBSCRIBED this 15<sup>th</sup> day of June, 2021

A. Le  
Notary Public  
(TXR 1907) 02-01-2010

