

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

Date: June 30, 2021

GF No. _____

Name of Affiant(s): Joshua Martinez, Christina Martinez

Address of Affiant: 2306 Grey Reef Dr, Katy, TX 77449-3688

Description of Property: LT 9 BLK 2 LAKES OF MASON PARK SEC 3

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 _____, 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."): Owners of the property

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 June 27, 2016 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.

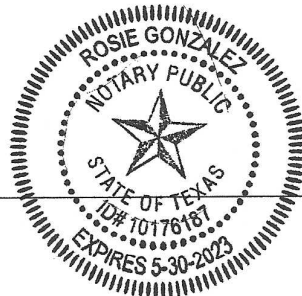
EXCEPT for the following (If None, Insert "None" Below): _____

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.

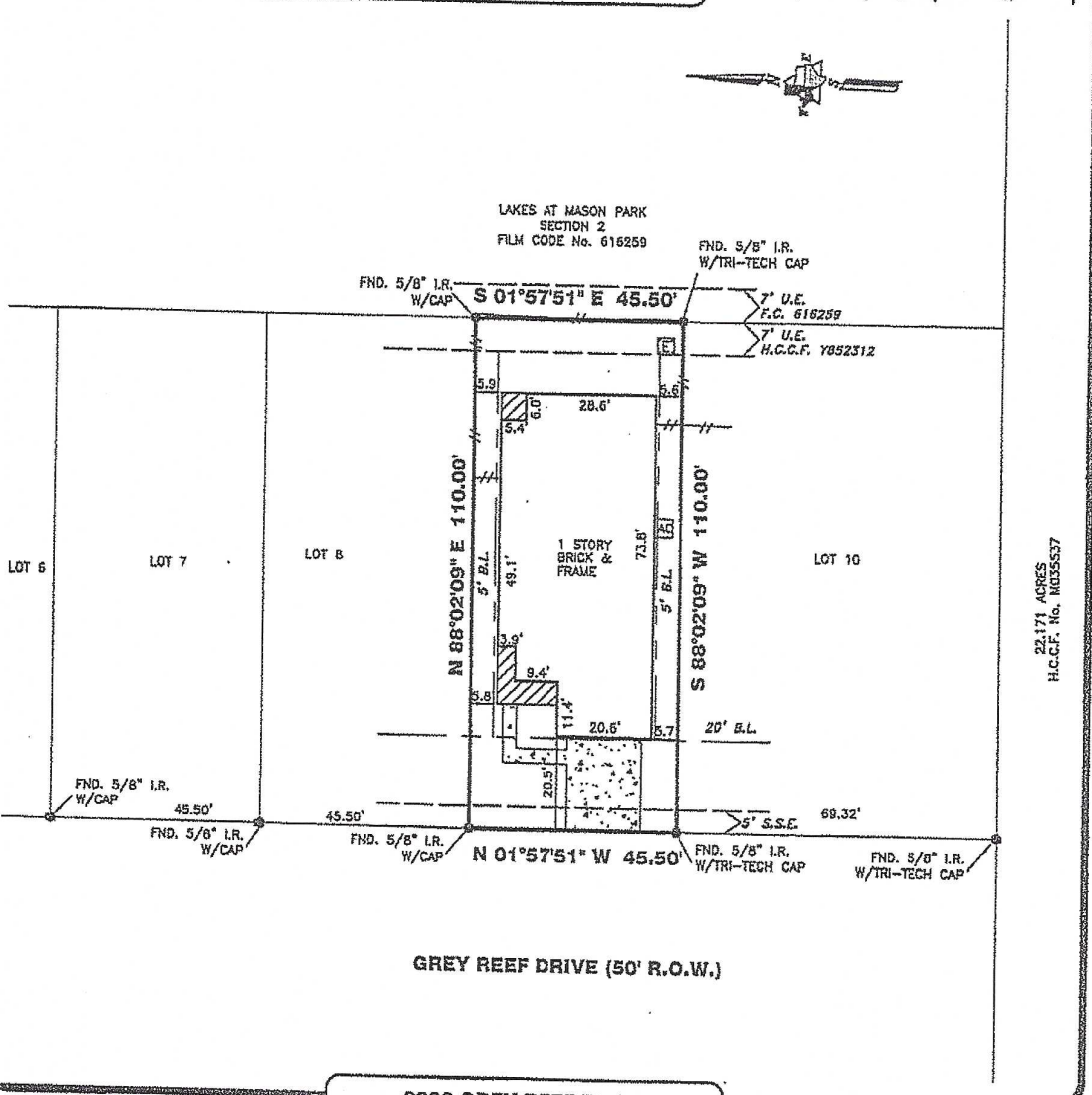
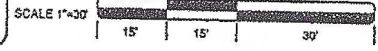
[Signature]

SWORN AND SUBSCRIBED this 2nd day of July, 2021
[Signature]
Notary Public



(TXR-1907) 02-01-2010

* CITY ORDINANCES	BL = BUILDING LINE	I.R. = IRON ROD	LEGEND	CONCRETE	ELECT. BOX	FIRE HYDRANT	MANHOLE
** RESTRICTIVE COVENANTS	PL = PROPERTY LINE	I.P. = IRON PIPE		COVERED	A/C PAD	LIGHT STANDARD	WATER METER
*** BUILDER GUIDELINES	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT.	SOD		UTILITY POLE	UTIL. PEDESTAL	
WIRE FENCE - X	AE = AERIAL EASEMENT	PAE = PERMANENT ACCESS ESMT.					
CHAIN LINK FENCE - O	MH = MANHOLE	MUE = MUNICIPAL UTILITY ESMT.					
IRON FENCE - I	FNC = FENCE	SSE = SANITARY SEWER ESMT.					
WOOD FENCE - W	BUILDING LINE	WLE = WATERLINE EASEMENT					
OVERHEAD UTILITIES - U	ESMT LINE	ROW = RIGHT OF WAY					
	AERIAL ESMT	FND = FOUND					



PROPERTY INFORMATION

LOT 9 BLOCK 2

SUBDIVISION:
LAKES AT MASON PARK SEC 3

RECORDING INFO:
FILM CODE NO. 658051, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
JOSHUA MARTINEZ

TITLE CO.
CHICAGO TITLE COMPANY G.F. DATE:
G.F.# CTJMH-8009721600757 05-02-16

SURVEYED FOR:
MEGATEL HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: HOF-MG151-16

2306 GREY REEF DRIVE

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "HOVET", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 10' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 658051, H.C.C.P.L. H.C.C.P.L. NO. 304447, 776232, 220514, 210165, 237076, 221444, 228953, 2 04-243, 200601302, 200703430, 200402020, 201202710, 2014200413, VOL. 3047, PG. 28, VOL. 3297, PG. 84, VOL. 3043, PG. 278, VOL. 4119, PG. 296, D.J.U.L.C.T.X.

CITY OF HOUSTON ORDINANCE 65-1878 PER H.C.C.P. 811-323483 AND CITY OF HOUSTON ORDINANCE 68-1912 PER H.C.C.P. 44-313723 AND AMENDED BY CITY OF HOUSTON ORDINANCE 193-278.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE CORRECT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CORRELATION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY FINISHED PROPOSED FINISHED FLOOR REQUIREMENTS OF T.E.M.A. AND/OR LEGAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENTS, PRIOR TO PLACING AND/OR CONSTRUCTION.

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM

10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-0810

FIRM REG. NUMBER 10116800

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat hereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.

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