

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

Date: 07/18/2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Guan Wang & Alejandra Wang  
Address of Affiant: 23006 Verona Vista Drive, Katy, TX 77493  
Description of Property: Lot 16 Block 1 Ventana Lakes Sec. 3  
County: Harris County, Texas

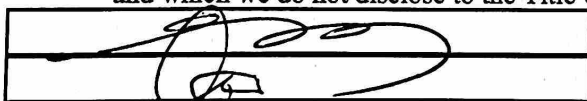
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 12/22/2017 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.

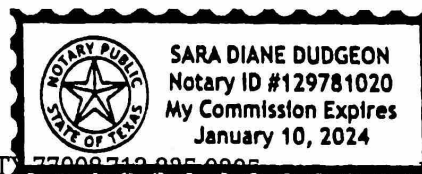


SWORN AND SUBSCRIBED this 27th day of JULY, 2021.

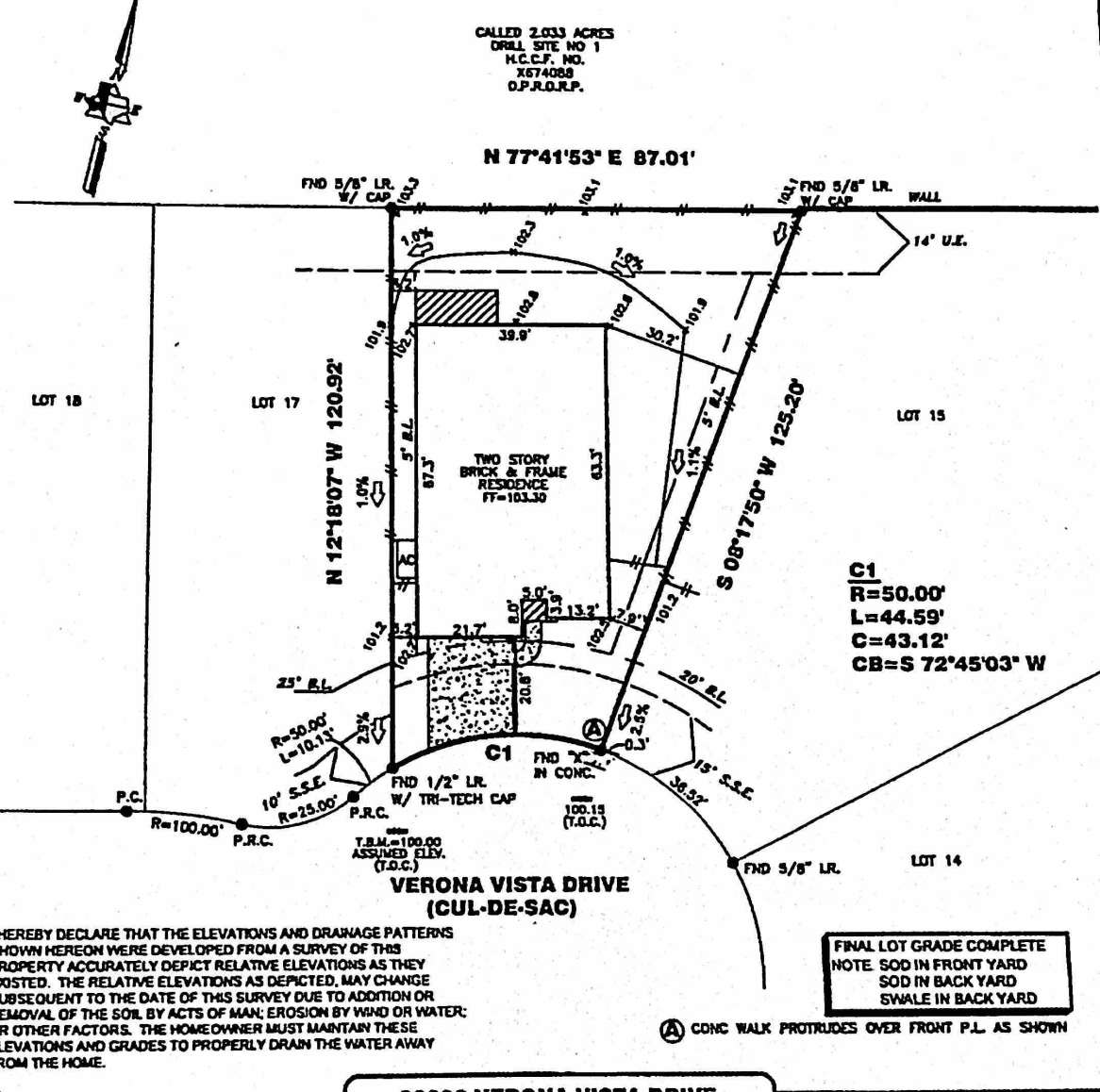


Notary Public

(TXR 1907) 02-01-2010



- CITY ORDINANCES**  
 \*\*\* RESTRICTIVE COVENANTS  
 \*\*\* BUILDER GUIDELINES
- WIRE FENCE - X  
 CHAIN LINK FENCE - O  
 IRON FENCE - I  
 WOOD FENCE - W  
 OVERHEAD UTILITIES - U
- BL = BUILDING LINE  
 PL = PROPERTY LINE  
 UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT  
 MH = MANHOLE  
 FNC = FENCE  
 BUILDING LINE  
 ESMT LINE  
 AERIAL ESMT
- IR = IRON ROD  
 IP = IRON PIPE  
 PUG = PUBLIC UTILITY ESMT  
 PAE = PERMANENT ACCESS ESMT  
 MUE = MUNICIPAL UTILITY ESMT  
 SSE = SANITARY S/L/AER ESMT  
 WLE = WATERLINE EASEMENT  
 ROW = RIGHT OF WAY  
 FND = FOUND
- LEGEND**  
 CONCRETE  
 COVERED  
 600
- LECT BOX  
 AC PAD  
 FIRE HYDRANT  
 LIGHT STANDARD  
 UTILITY POLE  
 MANHOLE  
 WATER METER  
 UTL. PEDESTAL
- SCALE 1"=30'



*GW*  
 11/14/17  
 2:04 PM EST  
 dotloop verified

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOME OWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

FINAL LOT GRADE COMPLETE  
 NOTE: SOD IN FRONT YARD  
 SOD IN BACK YARD  
 SWALE IN BACK YARD

CONC WALK PROTRUDES OVER FRONT P.L. AS SHOWN

**23006 VERONA VISTA DRIVE**

**PROPERTY INFORMATION**

LOT 16 BLOCK 1

SUBDIVISION:  
 VENTANA LAKES SEC 3

RECORDING INFO:  
 FILM CODE 658290, MAP RECORDS,  
 HARRIS COUNTY, TEXAS

BORROWER:  
 JEFFREY ALLEN SMITH AND CRYSTAL RENEE SMITH

TITLE CO.  
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD

G.F.# ETH1403113 O.F. DATE: 11-24-14

SURVEYED FOR:  
 PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y24628-14

CLIENT JOB NO: N/A

DRAWN BY: TDA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PARCEL: 0585L

REVISED DATE: 06-18-07 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO INDICATE SPECIFIC FLOODING CONDITIONS. THE AGENCY IS NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTERS OF MAP CHANGES.

**NOTES:**

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

ALL ROD CAPS ARE STAMPED "6" R & "6" A" UNLESS OTHERWISE NOTED

SUBJECT TO A DRAINAGE EASEMENT 15' 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 658290 IN H.C.T. N.C.C. FILE NOS. Y00817 201208444, 201209047 2014011708, 2014011717, 20140221714, 201402718708

C.O.M. ORDINANCE 25-4275 PER N.C.C.F. # 173288 AND C.O.M. ORDINANCE 09-1312 PER N.C.C.F. # 64332773 AND AMENDED BY C.O.M. ORDINANCE 108-382

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

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

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS, SLOTTED RESTRICTIONS, ETC. AND EXISTING ORDINANCES INCLUDING CITY OF HOUSTON IF ANY THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED

THIS SURVEY DOES NOT ADDRESS ANY EASES, CLUSTERS OR OTHER ENCUMBRANCES & STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY EASEMENT AND/OR BUILDING LINE, UNLESS OTHERWISE SHOWN HEREON

A GROUND ANCHOR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY

**TRI-TECH SURVEYING CO., L.P.**

WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston Texas, 77042 Fax: (713) 667-4610

**CERTIFICATION** FIRM REG. NUMBER 10115808

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 thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL, EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

2014 TRI-TECH SURVEYING COMPANY, L.P.

12.19.14

*[Signature]*

SURVEYOR REGISTRATION

**REVISIONS**

NO.	DATE	REASON	BY
1	3-15-14	LOT PAD	
2	6-18-14	FORM	
3	12-16-14	FINAL	TDA