

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

Date: July 30, 2021

GF No. _____

Name of Affiant(s): JUSTIN DURR

Address of Affiant: 12112 Silver Creek Drive, Houston, TX 77070

Description of Property: TRS 157B 7 158B WESTERN ESTATES SEC 1
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 September 26, 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, replatting, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

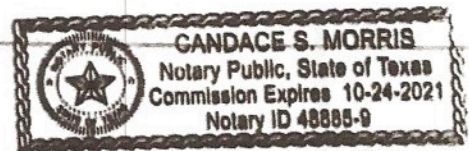
EXCEPT for the following (if None, Insert "None" Below): None

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.


JUSTIN DURR

SWORN AND SUBSCRIBED this 30th day of July, 2021

Notary Public



(TXN-1907) 02-01-2010

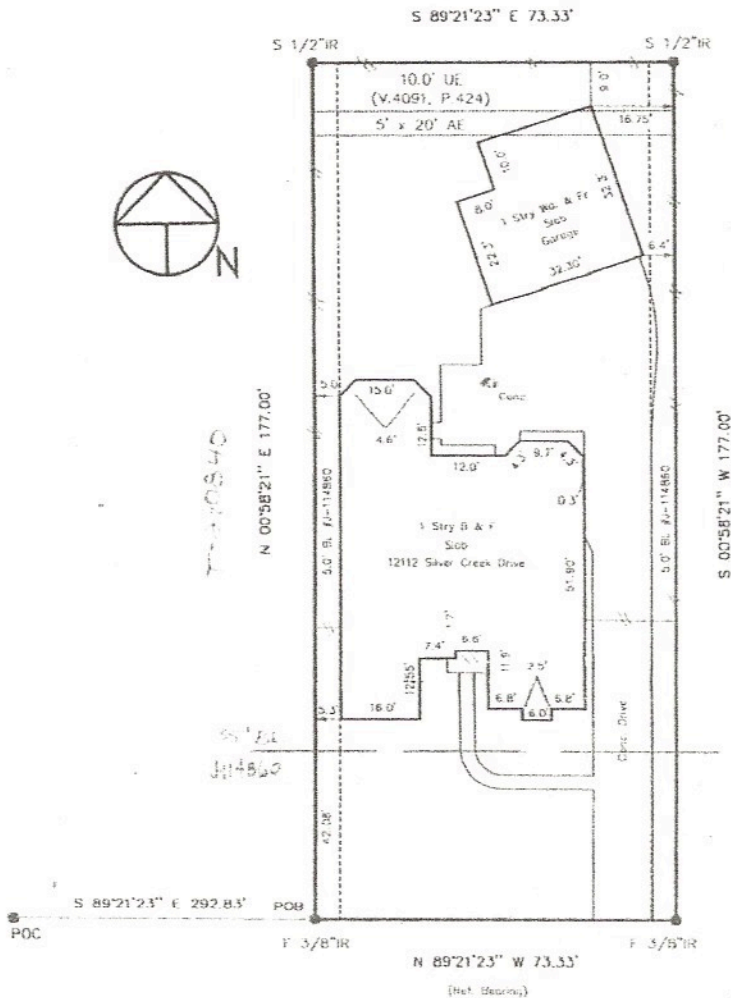
H. & M. ENGINEERING CO. INC.

PHONE: 713-524-1500

P.O. BOX 980063
HOUSTON, TEXAS 77098-0063

L-566771

L-467464



7-10-94

55' E
J114840

AVAILABLE
EVIDENCE
HEAR ME

7-10-94

Fred F. McConnell
Jordan M. Myer

I certify that the above plat is a true representation of a survey made on the ground under my supervision of Lot 80 Block 10 in Houston, Texas recorded in Vol. 114840 Page 114840 of the Map Records of Harris County, Texas and out of the 114840 Survey A-114840 Owners Edward A. F. ... GF# 713-524-1500 Date 9/19/99 F.B. 10-14-99

This Property is located in flood insurance rate map zone X as per map 48201007305 dated 1996 Bearing Reference F.V. ... Scale 1"=30'



Jordan M. Myer

H. & M. ENGINEERING CO. INC.

PHONE: 713-524-1600

P.O. BOX 980083
HOUSTON, TEXAS 77008-0083

EXHIBIT "A"

FIELD NOTES for 12,980 square feet or 0.298 acre of land out of Lots 157 and 158, Block 5 of WESTERN ESTATES Section 1, an unrecorded Subdivision in the Antonio Shouton Survey, Abstract NO 685, Harris County, Texas; said 0.2980 acre of land being out of a certain 0.894 acre tract described in Correction Deed dated October 25, 1990, from Idlewood Company to William Todd Co., recorded under Harris County Clerks' File No. NO89016, Harris County Official Public Records of Real Property;

COMMENCING at a 1/2 inch iron rod Found for the intersection of the North line of Silver Creek Drive (60 feet wide) with the East line of Block 3 of HUNTERWOOD FOREST SECTION 2, as recorded in Volume 273, Page 137, Harris County Map Records, for the Southwest corner of Lot 160, Block 5 of said WESTERN ESTATES, from which a 5/8 inch Iron Rod Found bears South 08 Degrees West, 1.6 feet;

THENCE South 89 Degrees 21 Minutes 23 Seconds East, along the North line of Silver Creek Drive, at 219.49 pass a 3/4 inch Pinched Top Pipe (bent) Found for the Southwest corner of Lot 158, in all 292.83 feet to a 3/8 inch Iron Rod Found for the POINT OF BEGINNING and Southwest corner of the herein described tract;

THENCE North 00 Degrees 58 Minutes 21 Seconds East, 177.00 feet to a 1/2 inch Iron Rod Set in the North line of Lot 158 for the Northwest corner of the herein described tract;

THENCE South 89 Degrees 21 Minutes 23 Seconds East, along the North line of Lot 158, at 36.97 feet pass a 5/8 inch Iron Rod (bent) Found for the Northwest corner of Lot 158, and continuing along the North line of 158, in all 73.33 feet to a 1/2 inch Iron Rod Set for the Northeast corner of the herein described tract;

THENCE South 00 Degrees 58 Minutes 21 Seconds West, 177.00 feet to a 3/8 inch Iron Rod Found in the North line of Silver Creek Drive for the Southeast corner of the herein described tract;

THENCE North 89 Degrees 21 Minutes 23 Seconds West, along the North line of Silver Creek Drive, at 36.67 feet pass the Southeast corner of Lot 157, in all 73.33 feet to the POINT OF BEGINNING.

I certify that the above plat is a true representation of a survey made on the ground under my supervision

of Lot _____ Block _____ in _____

recorded in Vol. _____ Page _____ of the Map Records of _____

County, Texas and out of the _____ Survey A- _____

Owners _____

GP# _____ Date _____ F.B. _____

This Property is located in flood _____ Bearing Reference _____

insurance rate map zone _____

as per map _____

dated _____ Scale _____

