

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

(May be modified as Appropriate as Commercial Transaction)

File Number: 1265018
Date: May 25, 2021
Name of Affiant(s): Richard L. Neff, Jr. and Martha B. Neff
Description of Property: Lot Thirteen (13), in Block One (1) of WILLIAMSBURG PARISH, SECTION FOUR, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 420125 of the Map Records of Harris County, Texas.

County: Harris County, Texas
Name of Title Company: Stewart Title Company

"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. I am/We are the owner(s) of the property.
- 2. I am/We are familiar with the property and the improvements located on the Property.
- 3. I am/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. I/We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/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 Policy of Title Insurance upon payment of the promulgated premium.
- 4. To the best of my/our actual knowledge and belief, since _____ 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. I/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. I/We understand that I/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.

Richard L. Neff, Jr.
Richard L. Neff, Jr.

Martha B. Neff
Martha B. Neff

State of Texas
County of Harris

Sworn to and subscribed before me, the undersigned authority, by Richard L. Neff, Jr. and Martha B. Neff on this the 25 day of May, 2021.

Deborah Benavidez
Notary Public in and for the State of Texas
My Commission Expires: _____

