

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

Date: August 24, 2021 GF No. \_\_\_\_\_

Name of Affiant(s): Michael Ashley Morrison , Dawn Sherree Coppens Morrison

Address of Affiant: 10339 Sierra Grace Ln, Houston, TX 77089-1696

Description of Property: LT 10 BLK 1 ASHLEY POINT SEC 13

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 May 2, 2018 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:) The backyard to include : covered patio with tile floor, storage building with concrete patio and sidewalk. Added more space in both of the kids bedrooms by using the closet space and moving the closet space toward the attic area entrance.

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.

Michael Ashley Morrison  
Dawn Coppens Morrison

SWORN AND SUBSCRIBED this 24th day of August, 2021

Angela Corrales Ferek  
Notary Public



(TXR-1907) 02-01-2010

eXp Realty LLC, 9600 Great Hills Trail Ste150W Austin TX 78759  
Bradley Schumann

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Phone: (800) 999-9999

Fax:

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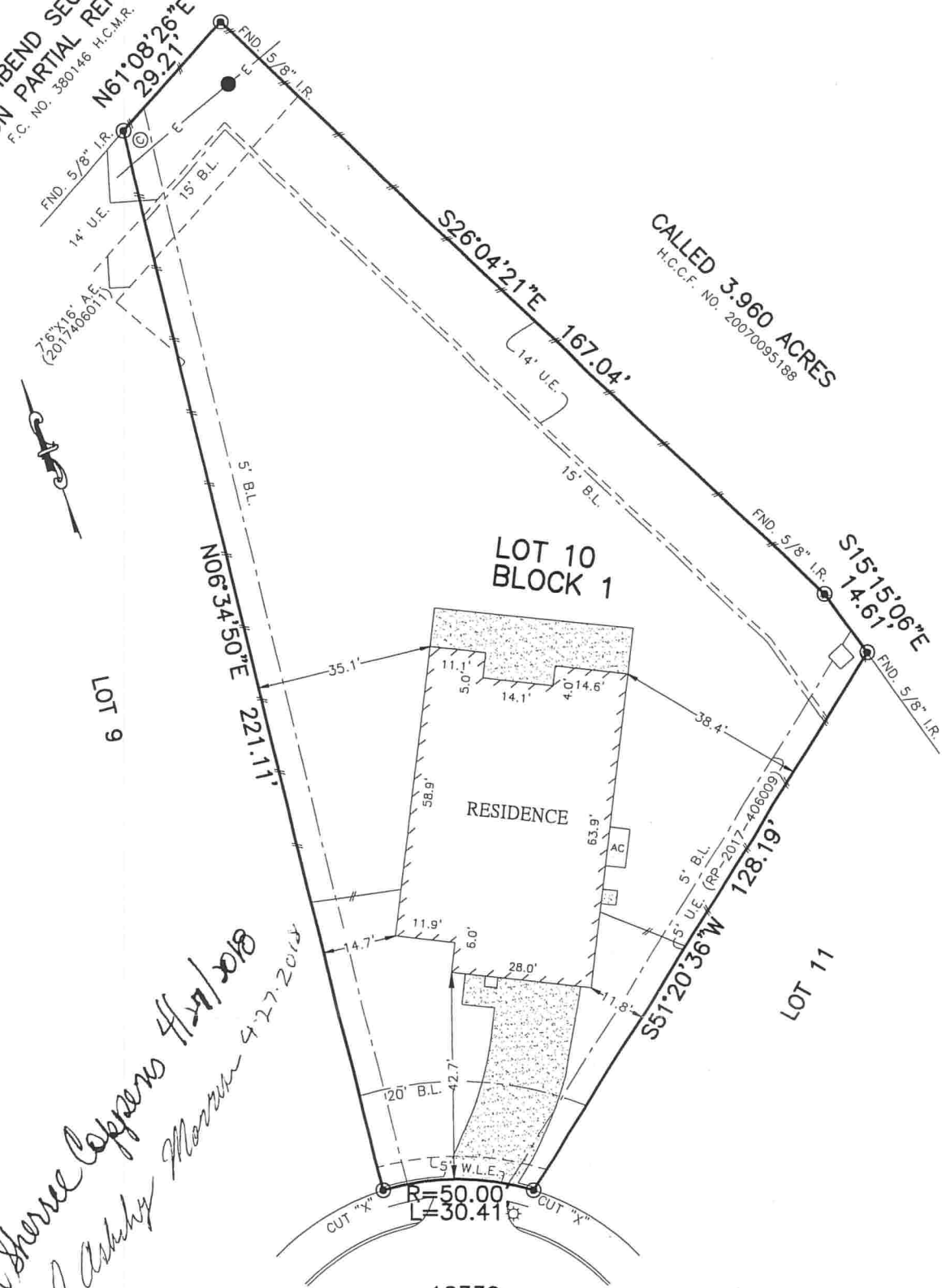
10339 Sierra Grace



FLATWORK	B.L. BUILDING LINE	CONC. CONCRETE	BLDG. BUILDING	⊕ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	U.E. UTILITY EASEMENT	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊞ ELECTRIC BOX	⊞ GRATE DRAIN
BUILDING LINE	W.L.E. WATER LINE EASEMENT	STM.S.E. STORM SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊞ FIBER OPTIC	⊞ WATER VALVE
EASEMENT	ELEV. ELEVATION	(B.G.) BUILDER GUIDELINES	⊞ WATER VALVE	⊞ TELEPHONE PEDESTAL	⊞ FIRE HYDRANT
WOODEN FENCE	T.O.F. TOP OF FORM	FND. FOUND	⊞ PROPERTY CORNER	⊞ GAS METER	⊞ CABLE PEDESTAL
WROUGHT IRON FENCE	F.F. FINISHED FLOOR	I.R. IRON ROD	⊞ POWER POLE	⊞ WATER METER	⊞ MANHOLE & INLET
CHAIN LINK FENCE	EXT. EXTENDED	I.P. IRON PIPE	⊞ PAD MOUNTED TRANSFORMER	⊞ GUY ANCHOR	
OVERHEAD ELECTRIC	PVT. PRIVATE	R.O.W. RIGHT-OF-WAY			

SOUTHBEND SEC. 4  
SECON PARTIAL REPLAT  
F.C. NO. 380146 H.C.M.R.

CALLED 3.960 ACRES  
H.C.C.F. NO. 20070095188

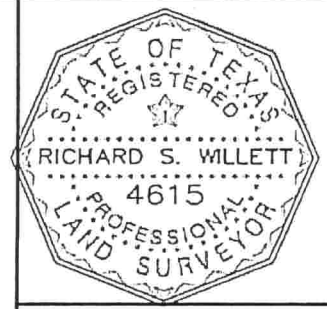


*Dawn Sherree Coppens 4/29/2018*  
*Michael Ashley Morrison 4-27-2018*

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
  3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY ALAMO TITLE COMPANY UNDER G.F. No PTH1707192.
  4. AGREEMENT FOR ELECTRIC SERVICE PER C.F. No. RP-2017-335795.

FOR: DAWN SHERREE COPPENS  
& MICHAEL ASHLEY MORRISON  
ADDRESS: 10339 SIERRA GRACE LANE  
ALLPOINTS JOB#: KH143378 BY: SS  
G.F.: PTH1707192  
JOB:

LOT 10, BLOCK 1,  
ASHLEY POINTE, SECTION 13,  
FILM CODE NO. 681671, MAP RECORDS  
HARRIS COUNTY, TEXAS



FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "X SHADED" AS  
DEPICTED ON COMMUNITY PANEL No.  
48201C1055L, DATED: 6/18/2007

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 21ST  
DAY OF APRIL, 2018.

*ASW*

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