

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

Date: 8-11-21 GF No. _____
Name of Affiant(s): Martin S. Gross
Address of Affiant: 20723 Atascocita Shores Dr.
Description of Property: LT 59 BLK 8 PINEHURST OF ATASCOCITA SEC 2
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 2.14.19 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.

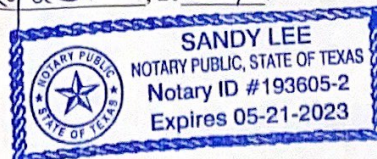
EXCEPT for the following (If None, Insert "None" Below:)

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.

M. Gross

SWORN AND SUBSCRIBED this 11 day of August, 2021.

[Signature]
Notary Public
(TXR 1907) 02-01-2010

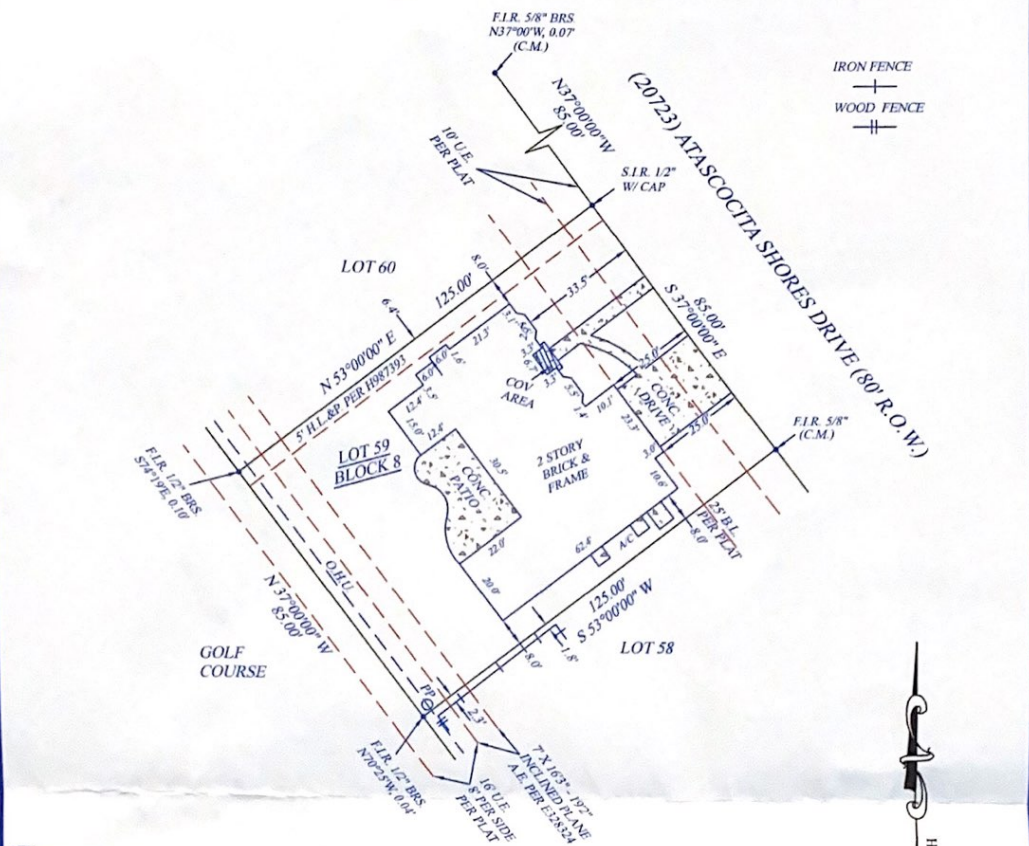


Boundary Survey

2382597
2382597

:NOTE:

All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced hereon. The surveyor did not research subject property.



- NOTES:**
1. ANY RESTRICTIVE COVENANTS RECORDED IN VOLUME 212, PAGE 77, MAP AND/OR PLAT RECORDS, COUNTY CLERK'S FILE NO. 0093167, 0120206, 0499432, 0411799, 2012914, 200623276, 2011031747, 201209006, 201203858, 201201852, 201304626, 2014021562, 2014040148, 09-2016-34805 AND 09-2019-12884, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
 2. A 24 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND RESECTION, (AS SHOWN HEREON).
 3. THE UTILITY EASEMENT AS SET FORTH ON PLAT/MAP RECORDED IN VOLUME 212, PAGE 77 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS, (AS SHOWN HEREON).
 4. THE UNRESTRICTED AIRSPACE EASEMENT, RECORDED IN COUNTY CLERK'S FILE NO. 0281079 AND 0328324, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
 5. THE UNRESTRICTED LIGHTING EASEMENT, GRANTED TO HOUSTON LIGHTING & POWER COMPANY, RECORDED IN COUNTY CLERK'S FILE NO. H987993, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
 6. AGREEMENT FOR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, WITH DEVELOPER AND HOUSTON LIGHTING & POWER COMPANY, RECORDED IN COUNTY CLERK'S FILE NO. 0240654, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.
 7. AGREEMENT FOR CABLE TELEVISION SYSTEM, WITH DEVELOPER AND HARRIS COUNTY CABLEVISION, RECORDED IN COUNTY CLERK'S FILE NO. H083790, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

ADDRESS

(20723) ATASCOCITA SHORES DRIVE
HUMBLE, TX 77346

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 59, BLOCK 8, OF PINEHURST OF ATASCOCITA, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 212, PAGE 77, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT

LIST OF POSSIBLE ENCROACHMENTS: NONE

SURVEYOR INFORMATION:

ELITE SURVEYING COMPANY, INC.



P.O. Box 1697 "The Hattie Enquirer"
Houston, TX, 77258-1697

Phone: 281-997-1585
Fax: 281-485-6321



**First American
Title Company**

SURVEYOR FILE NUMBER: 2-19-19

The Certified Registered Professional Land Surveyor signing this survey shall certify the accuracy and sufficiency of the survey presented herein.
CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
MORTGAGE FINANCIAL SERVICES
MARTIN S. GROSS & ELLEN F. WHITE

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LEGEND

A/C: AIR CONDITIONER	OHU: OVERHEAD UTILITY LINE
B/LD: BUILDING	(P): PLATTED
(C): CALLED	P.C.: POINT OF CURVATURE
C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CRW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
☉: CENTERLINE	P.P.: POWER POLE
C.N.A.: CORNER NOT ACCESSIBLE	P.R.C.: POINT OF REVERSE CURVATURE
CONC.: CONCRETE	P.R.M.: PERMANENT REFERENCE MONUMENT
COV: COVERED	R/W: RIGHT OF WAY
C/S: CONCRETE SLAB	S/W: SIDEWALK
(D): DESCRIPTION	S.I.R.: SET IRON ROD
D/W: DRIVEWAY	F.I.R.: FOUND IRON ROD
(M): MEASURED	
C.M.: CONTROL MONUMENT	

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE". BASE FLOOD ELEVATIONS DETERMINED PER F.I.R.M. PANEL NUMBER 48026, 0202L, LAST REVISION DATE 8-18-07. THIS SURVEY FOR MARKS NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES
FOR ALL CONTACT INQUIRIES:
RLS
info@rlsnow.com
(888) 487-7878
Form 6.71X

SURVEYOR'S CERTIFICATE

I, Patrick Ryan McMahon, Texas Registered Professional Land Surveyor No. 5120, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.



SURVEYOR'S NAME: Patrick Ryan McMahon
DATED: 2/14/2019

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED VERIFICATION SEAL.

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				CL	P.R.M.

Reviewed & Accepted by: _____ **Date:** _____ / _____ / _____ **Date:** _____