

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

Date: October 24, 2021

GF No. \_\_\_\_\_

Name of Affiant(s): David Smith and Glenda Smith

Address of Affiant: 4443 Mount Vernon Street Houston, TX 77006

Description of Property: Lot E Mount Vernon T/H Phase 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."): Owners of Record

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 06/22/2011 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.

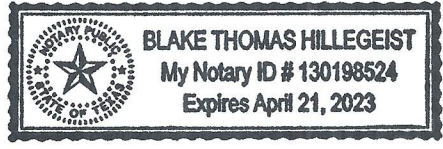
EXCEPT for the following (If None, Insert "None" Below:) N/A

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.

David Smith  
David Smith

Glenda Smith  
Glenda Smith



SWORN AND SUBSCRIBED this 24th day of October, 2021

Blake Thomas Hillegeist  
Notary Public  
**Blake Thomas Hillegeist**

(TXR-1907) 02-01-2010

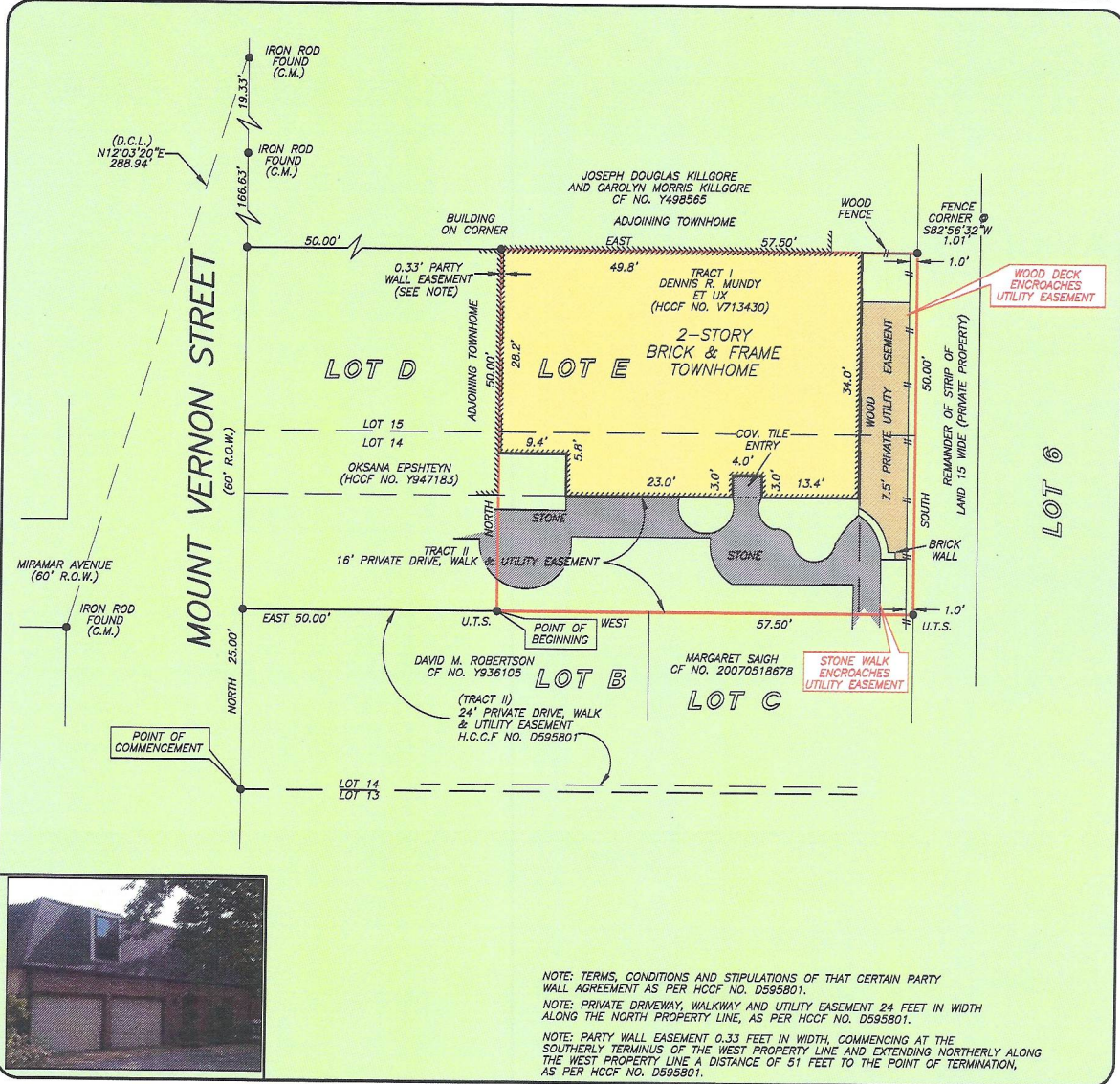
GF NO. 1015003787 CHARTER TITLE  
 ADDRESS: 4443 MOUNT VERNON STREET  
 HOUSTON, TEXAS 77006  
 BORROWER: DAVID G. SMITH AND  
 GLENDA M. SMITH

**TRACT I**  
**0.0660 ACRE (2,875 SQ. FT.)**  
**LOT E**

**MT. VERNON TOWNHOUSES**  
 AN UNRECORDED SUBDIVISION SITUATED IN BLOCK 2 OF  
 ROSSMOYNE ADDITION  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 5, PAGE 15 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS

**TRACT II**  
**16' PRIVATE DRIVE, WALK & UTILITY EASEMENT**  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

SCALE: 1" = 20'



NOTE: TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PARTY WALL AGREEMENT AS PER HCCF NO. D595801.  
 NOTE: PRIVATE DRIVEWAY, WALKWAY AND UTILITY EASEMENT 24 FEET IN WIDTH ALONG THE NORTH PROPERTY LINE, AS PER HCCF NO. D595801.  
 NOTE: PARTY WALL EASEMENT 0.33 FEET IN WIDTH, COMMENCING AT THE SOUTHERLY TERMINUS OF THE WEST PROPERTY LINE AND EXTENDING NORTHERLY ALONG THE WEST PROPERTY LINE A DISTANCE OF 51 FEET TO THE POINT OF TERMINATION, AS PER HCCF NO. D595801.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0860 L MAP REVISION: 08/18/2007 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

U.T.S. = UNABLE TO SET  
 D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: HCCF NO. 200700518678

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

ALLEN D. HUGHES  
 PROFESSIONAL LAND SURVEYOR  
 NO. 3881  
 JOB NO. 11-05359  
 JUNE 22, 2011



BLAKE HILLEGEIST  
 REAL ESTATE  
 BLAKE HILLEGEIST  
 713-526-6068



**Charter Title Company**

ANN GALBRAITH  
 713-871-9700



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionlandsurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 14925 MEMORIAL DRIVE SUITE B100 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217

STATE OF TEXAS

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COUNTY OF HARRIS

Metes and Bounds Description  
Tract I

All that certain 0.0660 acre (2,875 square-foot) tract of land situated in the Obedience Survey, Abstract No. 696, Harris County, Texas, commonly known as Lot "E" of Mt. Vernon Townhouses, an unrecorded subdivision in Block 2, of Rossmoyne Addition, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 5, Page 15 of the Map Records of Harris County, Texas: said 0.0660 acre tract being the same property described in Deed filed for record under Harris County Clerk's File (HCCF) No. V713430 and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 14, Block 2, of Rossmoyne Addition in the East Right-Of-Way line of Mount Vernon Street (60' ROW);

Thence North along the East line of Mount Vernon Street and the West line of Lot 14, a distance of 25.00 feet to a point at the Southwest corner of the Oksana Epshteyn Lot "D" (HCCF No. Y947183);

Thence East across a Private Drive, Walk and Utility Easement (HCCF No. D595801) along the South line of Lot "D", a distance of 50.00 feet to a point in said Private Drive, Walk and Utility Easement and in the North line of the David M. Robertson Lot "B" (HCCF No. Y936105) at the Southeast corner of Lot "D" for the Southwest corner and POINT OF BEGINNING of the herein described Lot "E";

Thence North across the North 25.00 feet to Lot 14 and the South 25.00 feet of Lot 15 along the East line of Lot "D", a distance of 50.00 feet to a building corner found in the South line of the Joseph Douglas Killgore and Carolyn Morris Killgore Tract (HCCF No. Y498565) at the Northeast corner of Lot "D" for the Northwest corner of the herein described Lot "E";

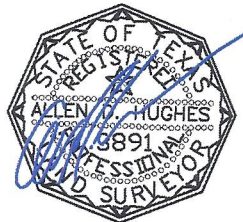
Thence East across Lot 15 and the West 7.50 feet of a 15-foot Reserve along the South line of said Killgore Tract, a distance of 57.50 feet to a point for the Northeast corner of the herein described Lot "E", from which a fence post bears South 82°56'32" West, 1.01 feet;

Thence South along the centerline of said 15-foot Reserve, a distance of 50.00 feet to a point at the Northeast corner of the Margaret Saigh Lot "C" (HCCF No. 20070518678) for the Southeast corner of the herein described Lot "E";

Thence West across said 15-foot Reserve and across Lot 14 along the North line of Lot "C" and Lot "B", a distance of 57.50 feet to the POINT OF BEGINNING and containing 0.0660 acre or 2,875 square feet of land.

Tract II

A 16-foot by 100-foot Private Drive, Walk and Utility Easement across the South 16.00 feet of Lot "D" and Lot "E" (HCCF No. D595801).



Allen D. Hughes  
Professional Land Surveyor, No. 3891  
June 23, 2011  
Job No. 11-05359mb

See drawing attached