

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

Date: November 11, 2021

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

Name of Affiant(s): Demetri Paul Tsika, Kaleigh Elaine Tsika

Address of Affiant: 31931 Dunham Lake Dr, Hockley, TX 77447-7913

Description of Property: \_\_\_\_\_

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 Promeriv 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.

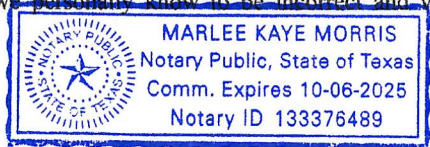
4. To the best of our actual knowledge and belief, since AUGUST, 2019 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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.

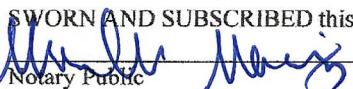
EXCEPT for the following (If None, Insert "None" Below:) None

5. 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.

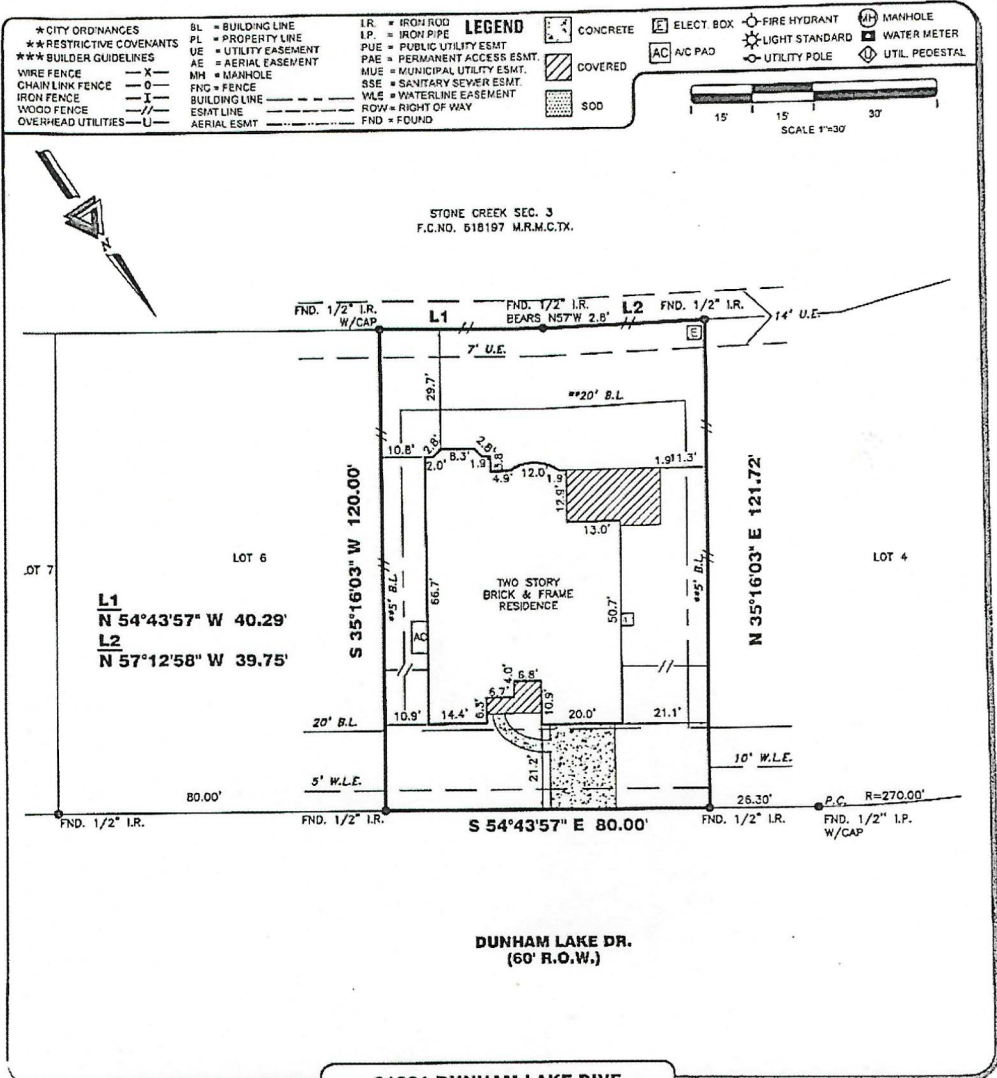
  
\_\_\_\_\_  
Demetri Paul Tsika  
  
\_\_\_\_\_  
Kaleigh Elaine Tsika



SWORN AND SUBSCRIBED this 11 day of November 2021  
  
\_\_\_\_\_  
Notary Public

(TXR-1907) 02-01-2010

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**31931 DUNHAM LAKE DRIVE**

**PROPERTY INFORMATION**

LOT 5 BLOCK 2  
 SUBDIVISION:  
 STONE CREEK RANCH SEC. 2

**RECORDING INFO:**

FILM CODE NO. 618195, MAP RECORDS  
 HARRIS COUNTY, TEXAS

**BORROWER:**

DEMETRI TSIKA AND KALEIGH TSIKA

**TITLE CO.**

PLATINUM TITLE PARTNERS, L.P.

G.F.# 19-62659-30 G.F. DATE: 01-14-19

**SURVEYED FOR:**

INFINITY CLASSIC HOMES

**DRAWING INFORMATION**

TRI-TECH JOB NO: IF404-19  
 CLIENT JOB NO:  
 DRAWN BY: PR  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 02/24/19

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 0385M  
 REVISED DATE: 10-16-13 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON BEST AVAILABLE INFORMATION OF THE SUBJECT TRACT AT THE FLOOD INSURANCE RATES UNDER THE INFORMATION PROVIDED BEING USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. USER ASSUMES RESPONSIBILITY FOR THE F.I.R.M. ACCURACY. IF YOU NEED INFORMATION, PLEASE CONTACT THE FLOOD INSURANCE

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
 ALL ROD CAPS ARE STAMPED "BROWNA GA", UNLESS OTHERWISE NOTED.  
 SUBJECT TO A DOWNSIDE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL CHANNEL COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 618195, HARRIS CO. H.C.C. FILE NOS. 201004070, 201020870, 201020880, 201020900, 201020920, 201020940, 201020960, 201020980, 201021000, 201021020, 201021040, 201021060, 201021080, 201021100, 201021120, 201021140, 201021160, 201021180, 201021200.  
 C.O.H. ORDINANCE 88-189 PER H.C.C.F.# 23386 AND C.O.H. ORDINANCE 98-132 PER H.C.C.F.# 33752 AND AMENDED BY C.O.H. ORDINANCE 1999-262.  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 ALL INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE INCORPORATION OF RECORDED AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS INFORMATION ON TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.  
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS ETC.) AND ZONING ORDINANCES INCLUDING CITY OF HOUSTON, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.  
 THIS SURVEY DOES NOT ADDRESS ANY FAULT, GUTTERS OR OTHER OVER-HANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER TOLERANCE, EASEMENT AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

**TRI-TECH SURVEYING COMPANY, L.P.**

10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

www.tritechtx.com TBLPS #10115900

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.  
 THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
 © 2019 TRI-TECH SURVEYING COMPANY, L.P.

MARK S. BROWN  
 5553  
 PROFESSIONAL LAND SURVEYOR

G. WILSON

SURVEYOR REGISTRATION

**REVISIONS**

NO.	DATE	REASON	BY
1	10-25-19	FINAL SURVEY	SM