

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

Date: 12-16-21

GF No. _____

Name of Affiant(s): Daniel & Evelyn Klaus

Address of Affiant: 14703 Parkview Ct Beach City TX

Description of Property: Single Family Residence

County Chambers, 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 6/5/2012 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

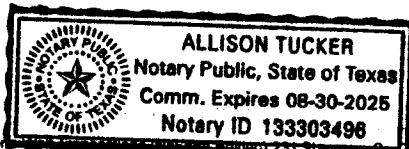
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

[Signature]
[Signature]

SWORN AND SUBSCRIBED this 16 day of December, 2021

Notary Public



(TXR-1907) 02-01-2010

RE/MAX-ONE, 10525 Eagle Dr Suite 1 Baytown TX 77523
Kevin King

Produced with L...

Phone: 8325971200

Fax: 2817646788

Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

SCALE : 1"=30'

158 MB VENTURE LTD.
VOLUME 836, PAGE 88
C.C.O.P.R.



N 11°06'42"E ~ 138.52'

10' D.E.

FND 5/8" L.R.

[Handwritten signature]

LOT 4

N 70°19'53"W ~ 222.80'

10' B.L.

34.70'

18.2'

5.74'

23.8'

18.5'

12.4'

18.6'

18.6'

12.4'

18.6'

18.6'

12.4'

18.6'

18.6'

12.4'

18.6'

18.6'

12.4'

18.6'

18.6'

12.4'

18.6'

18.6'

12.4'

18.6'

18.6'

12.4'

18.6'

1 - STORY
BRICK & FRAME
RESIDENCE

S 70°19'53"E ~ 243.11'

10' B.L.

42.31'

Thin in Robert 12-07-12

Copy Annual Report 12-07-12

S 18°40'07"W
~ 10.00'
FND 5/8" L.R. FND 5/8" L.R.

18' U.E.

S 18°40'07"W ~ 135.00'

NOTE:

- Distances shown in parentheses were measured on the ground.
- The following flood information was from a F.E.M.A. Map. We are not responsible for its accuracy

COMMUNITY # 480121 PANEL # 0007B

14703 PARKVIEW COURT
(70' R.O.W.)

DATE OF REVISION 01/19/1983

FLOOD "C"

NOTE:

- OIL, GAS & OTHER MINERAL RIGHTS PER TITLE COMMITMENT.
- THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH CENTER-POINT ENERGY HOUSTON ELECTRIC, L.L.C. RECORDED UNDER CLERKS FILE NO. 2011084880 OF THE R.P.R.O.C.C., TX.

HW: \FINALS\SEC050100

Surveyed for K. HOVNANIAN OF HOUSTON II, L.L.C. on 06/05/12
 Showing Lot 5 Block 1 of FINAL PLAT OF SOUTHWIND ESTATES
 Section ~ In CHAMBERS County Texas according to the Map or Plat
 recorded in VOL. 2008, PG. 38431 of the MAP records of CHAMBERS County.

REVISIONS	
10/30/12	FINAL CG
12/08/12	MATCH CG
W.O. No.	103389
G.F. No.	ATH12027146

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown herein.

[Handwritten signature]