

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

Date: 12.31.2021

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

Name of Affiant(s): Brian W Deniz, Janet Deniz

Address of Affiant: 16726 Stoneside Dr. Houston Tx 77095

Description of Property: L.T 33 BLK 1 Brookside Court

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 INITIAL CONSTRUCTION - 2000 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

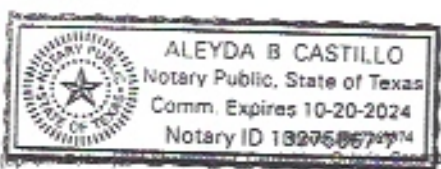
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

*[Handwritten Signature]*

SWORN AND SUBSCRIBED this 31 day of December, 2021

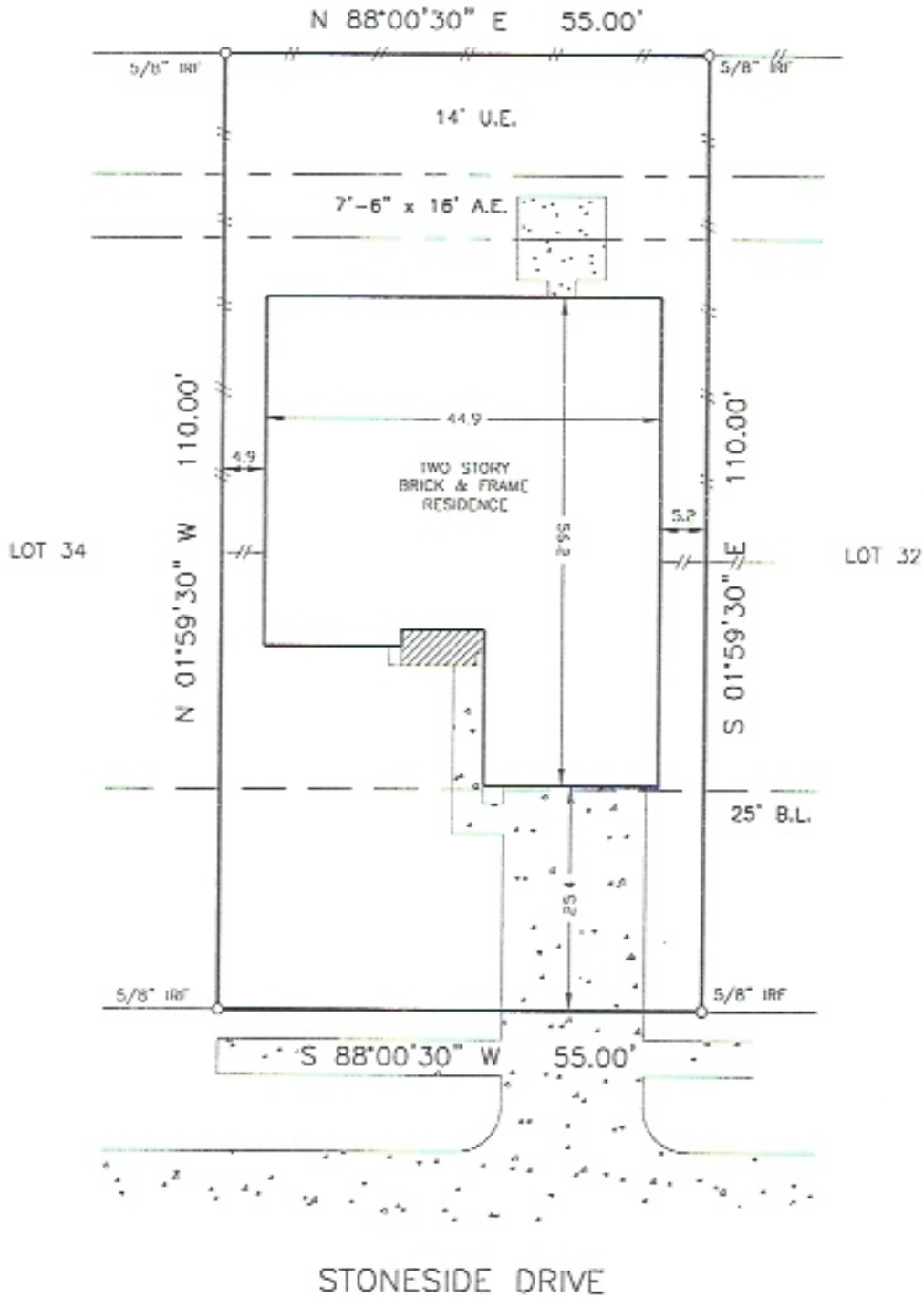
*[Handwritten Signature]*  
Notary Public



(TXR-1907) 02-01-2010



SCALE: 1" = 20'



STONESIDE DRIVE

Bob 190  
90

NOTES

- 1) EASEMENTS AND BUILDING LINES AS PER SUBDIVISION PLAT.
- 2) H. L. & P. COMPANY AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE AS PER H.C.C.F. NO. T503472.
- 3) COMMUNICATIONS SYSTEMS, INC. AGREEMENT FOR CABLE TELEVISION SERVICE AS PER H.C.C.F. NO. J918303.
- 4) 7'-6" x 16' AERIAL EASEMENT AS PER H.C.C.F. NO. T458408.
- 5) SUBJECT TO ANY AND ALL EASEMENTS AND BUILDING SET BACK LINES AS SET FORTH AND RESERVED IN THE RESTRICTIVE INSTRUMENTS LISTED IN SCHEDULE "B" OF THE TITLE COMMITMENT.

SURVEYOR'S NOTE: Objects to fences are to approximate centerline; Bearings are based on record Plat/Deed information; Survey Control Monuments are indicated as IRF or IPY; Surveyor makes no claim as to the ownership of land or improvements shown hereon; and unless noted otherwise only the items listed in the CF noted hereon were utilized for this survey.

LEGAL: LOT 33, BLOCK 1, BROOKSIDE COURT, FILM CODE NO. 408128, M.R., HARRIS COUNTY, TEXAS		
LENDER: FIRST COASTAL MORTGAGE	TITLE COMPANY: TEXAS AMERICAN TITLE COMPANY	GF NO: 650-98-2375
PURCHASER: JANET DENIZ and BRIAN DENIZ		
ADDRESS: 16726 STONESIDE DRIVE, HOUSTON, TEXAS		

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AND IS SITUATED WITHIN ZONE X AS DEFINED ON FIRM COMMUNITY PANEL NO. 48028Z 0420 J DATED 11-6-96.



THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THE FOLLOWING: THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DEICATED HEREON; THE DRAWING CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY; THE ABOVE GROUND IMPROVEMENTS FOUND AT THE TIME OF THE SURVEY ARE AS SHOWN HEREON; THERE ARE NO OVERLAPS OR INTRUSIONS OF IMPROVEMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN; AND THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

SURVEYED:	03-27-01
DRAWN:	03-27-01
MAP NO.	407 C/H
JOB NO.	999125