

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

Date: 2/25/2022

GF No. 18004668

Name of Affiant(s): Matthew B. Ford and Amanda M. Ford

Address of Affiant: 11342 Creekway Bend Dr., Humble, TX 77369

Description of Property: Lot 14 Blk 3 Balmoral Park Lakes East 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 April 2018 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.

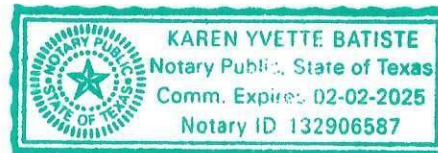
EXCEPT for the following (If None, Insert "None" Below): None

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.

Matthew B. Ford  
Matthew B. Ford

Amanda M. Ford  
Amanda M. Ford

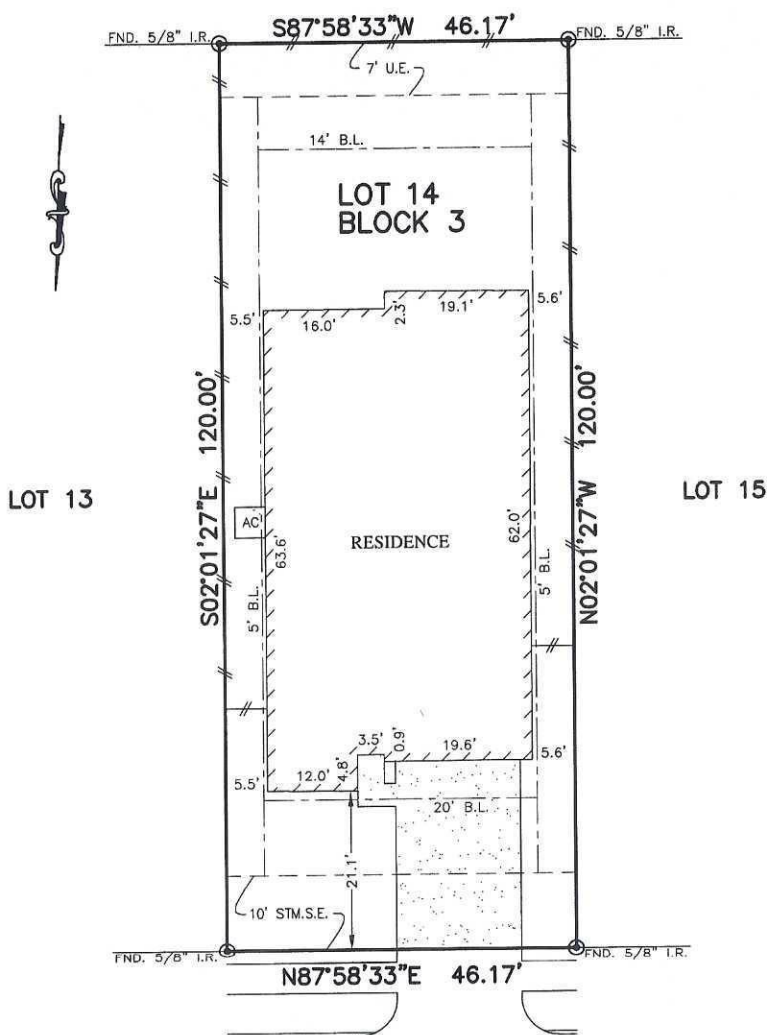


SWORN AND SUBSCRIBED this 25 day of February, 2022

Karen Yvette Batiste  
Notary Public

<b>LEGEND</b>	-// WOODEN FENCE -K- WROUGHT IRON FENCE -O- CHAIN LINK FENCE -E- OVERHEAD ELECTRIC - - - BUILDING LINE - - - EASEMENT	ELEV. ELEVATION T.O.F. TOP OF FORM F.F. FINISHED FLOOR EXT. EXTENDED PVT. PRIVATE CONC. CONCRETE I.R. IRON ROD I.P. IRON PIPE	(B.G.) BUILDER GUIDELINES M.A.E. MAINTENANCE EASEMENT R.O.W. RIGHT-OF-WAY S.L.E. STREET LIGHT EASEMENT D.E. DRAINAGE EASEMENT E.E. ELECTRIC EASEMENT S.S.E. SANITARY SEWER EASEMENT S.T.M.S.E. STORM SEWER EASEMENT	INLET MANHOLE & INLET UTILITY VAULT FND. FOUND BLDG. BUILDING A.E. AERIAL EASEMENT	ELECTRIC BOX CABLE PEDESTAL WATER METER WATER VALVE TELEPHONE PEDESTAL FIRE HYDRANT LIGHT POLE PROPERTY CORNER GUY ANCHOR POWER POLE	PAD MOUNTED TRANSFORMER GRATE DRAIN GAS METER MANHOLE MANHOLE
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LOT 9



11342  
CREEKWAY BEND DRIVE  
(50' R.O.W.)

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
  2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE Co. UNDER G.F. No. 18004668.
  3. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. RP-2016-377669.

**PLAT OF SURVEY**  
SCALE: 1" = 20'

FLOOD MAP:  
THIS PROPERTY LIES IN ZONE "X"  
AS DEPICTED ON COMMUNITY PANEL  
NO. 48201 C 0505 M, DATED: 06-09-2014  
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.  
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT  
DETERMINATION.

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FOR: MATTHEW BURL FORD  
ADDRESS:  
11342 CREEKWAY BEND DRIVE  
ALLPOINTS JOB #: CO134380 AF  
G.F.: (18004668)

LOT 14, BLOCK 3,  
BALMORAL PARK LAKES EAST, SECTION 2,  
FILM CODE NO. 678918, MAP RECORDS  
HARRIS COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH DAY OF JANUARY, 2018.

*ASW*

