

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

Date: 03/01/2022 GF No. _____

Name of Affiant(s): Mickey Herskowitz,

Address of Affiant: 6535 Shinnecock Hills Dr, Houston, TX 77069

Description of Property: LT 11 BLK 2 CHAMPIONS PLACE
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 May 10, 2016 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.

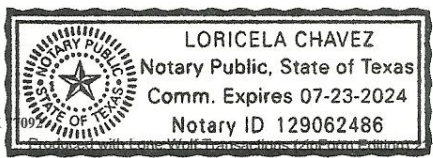
EXCEPT for the following (If None, Insert "None" Below): _____

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.

Mickey Herskowitz
Mickey Herskowitz

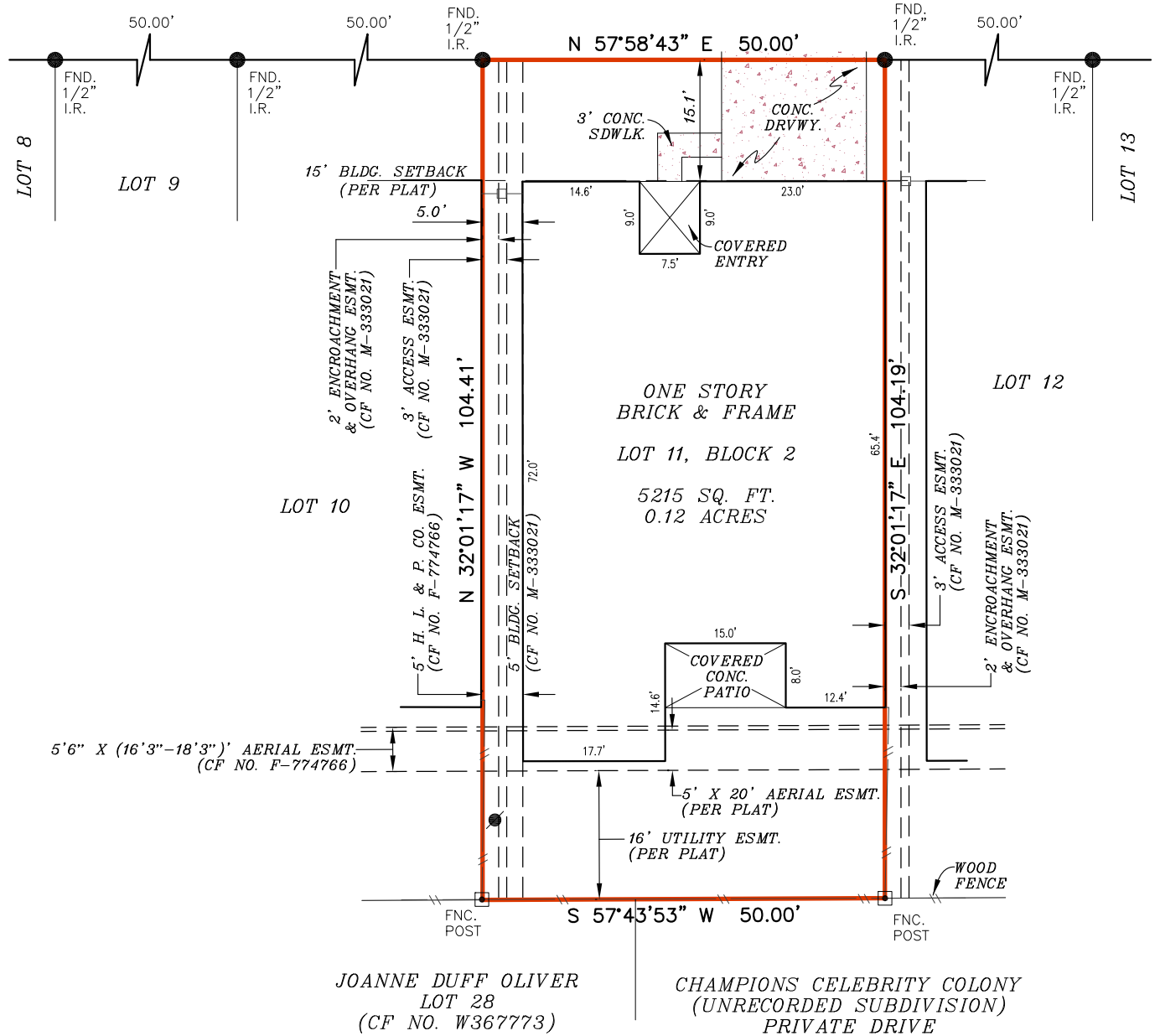
SWORN AND SUBSCRIBED this 1st day of March, 2022, _____
Notary Public



(TXR-1907) 02-01-2010
Ivy Partners, 6015 Libbey Ln Houston TX 77069
Joseph Cavanaugh

Phone: (281)964-7162 Fax: _____
Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

SHINNECOCK HILLS DRIVE
(60' R.O.W.)



SURVEYOR'S NOTE:

THERE EXIST A 2' UNDERGROUND ELEC. EASEMENT AS RECORDED IN CLERK'S FILE NO. F-709619, M-333021, HARRIS COUNTY, TEXAS.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 16001388 ISSUED ON 04/12/2016.

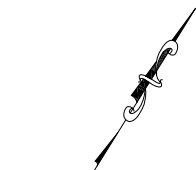
FLOOD INFORMATION
FIRM: 48201C PANEL: 0435 M
REV. DATE: 10/16/2013
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- WOOD FENCE
- WROUGHT IRON GATE
- FOUND IRON ROD
- FENCE POST
- POWER POLE



GRAPHIC SCALE



I, S. E. LUSCOMBE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and GEORGETOWN MORTGAGE, LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Lot(s) 11, Block 2, CHAMPIONS PLACE A PATIO HOME SUBDIVISION recorded in Volume 275, Page(s) 55, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the BENJAMIN PAGE SURVEY, A-618
Borrower: MICKEY LEON HERSKOWITZ AND SUE LEVINSON HERSKOWITZ
Address: 6535 SHINNECOCK HILLS DR., HOUSTON, TX 77069 GF No. 16001388

LAND TITLE SURVEY

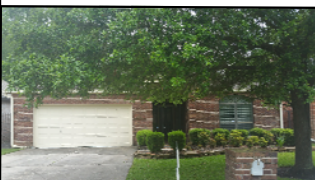
JOB NO.:	1604005570	NO.	REVISION	DATE
DATE:	04/20/16			
DRAWN BY:	AV			
APPROVED BY:	SEL			



Samuel E. Luscombe

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 275, PAGE 55, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NOS. F-709619, F-843617, G-496256, H-284707, M-333021, M-525395, N-530413, R-063435, R-526739, U-280532, U-463282, V-970758, W-306042, W-306044, W-306045, X-340905, X-543648, X-678906, 20070120166, 2011053279, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FIRM REGISTRATION NO. 10190700

S. E. LUSCOMBE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 4434

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Overland Consortium Inc.
Surveyors 131 MCKINNEY STREET, SUITE 203, FARMERSVILLE, TX 75442

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