

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

Date: March 9, 2022 GF No. \_\_\_\_\_

Name of Affiant(s): Eddie Edge, Peggy Edge

Address of Affiant: 5826 Ancient Oaks Dr, Humble, TX 77346-2901

Description of Property: LI 45 BLK 17 OAKS OF ATASCOCITA SEC 4  
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."): We are the owners of the property.

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 8, 2014 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, replatting, 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.

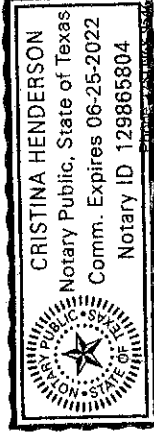
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Eddie Edge  
Eddie Edge

Peggy Edge  
Peggy Edge

SWORN AND SUBSCRIBED this 18<sup>th</sup> day of MARCH, 2022

[Signature]  
Notary Public



(TXR-1907) 02-01-2010

30233

# F.M.S. SURVEYING CO.

PO BOX 7258, 5455 FEDERAL ROAD PASADENA, TEXAS 77068-7258  
AREA CODE 713 PHONE 818-9940

Scale: 1" = 20' DATE: DECEMBER 15, 1989  
GF: 89120890

SEE ATTACHED ADDENDUM FOR ADDITIONAL COMPUTATIONS (60' R.O.W.)

ANCIENT OAKS DRIVE

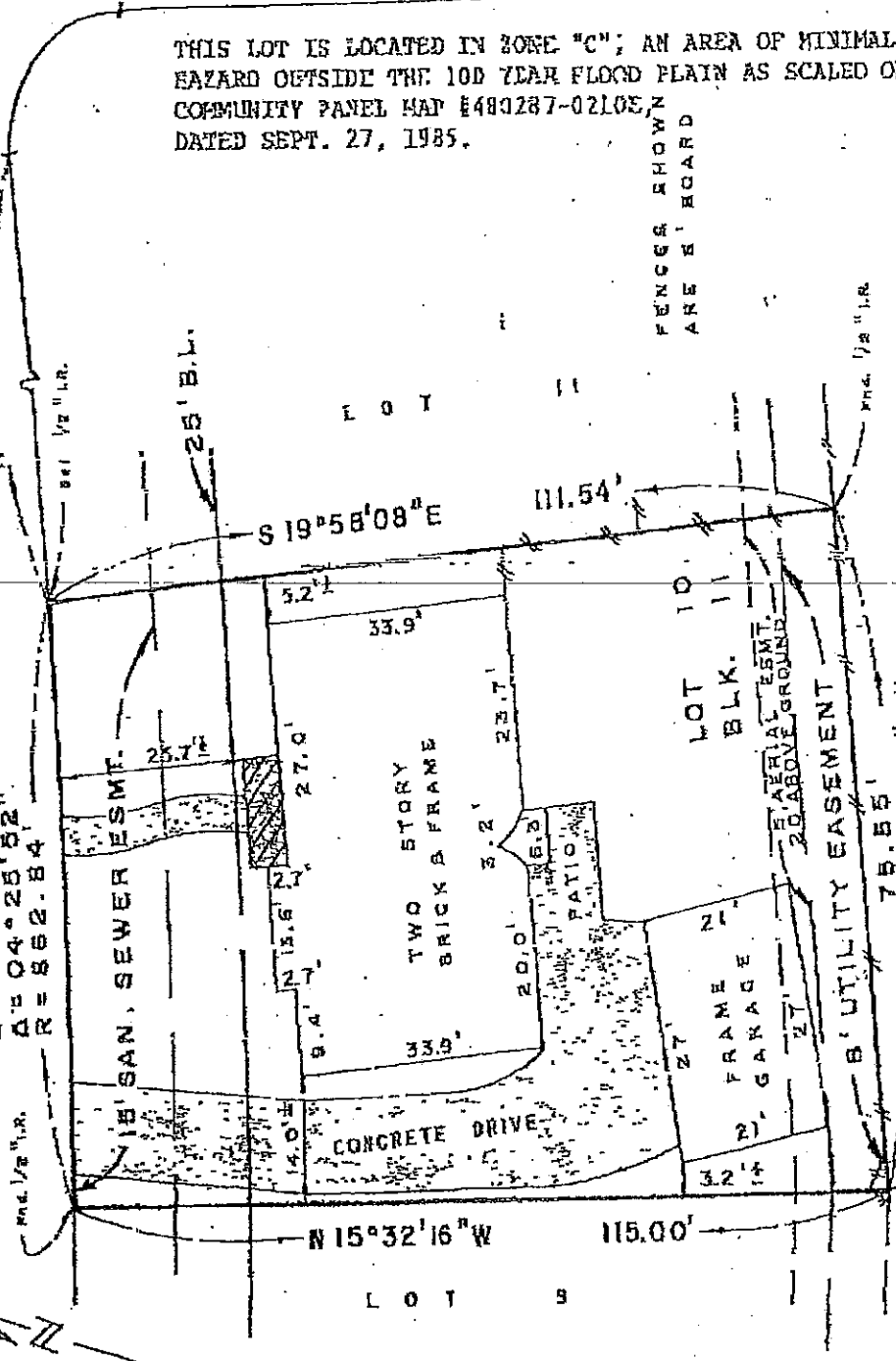
L = 66.73'  
Δ = 04°25'52"  
R = 862.84'

L = 226.32'  
Δ = 15°01'43"  
R = 862.84'

CLIMBING OAKS DRIVE (50' R.O.W.)

THIS LOT IS LOCATED IN ZONE "C"; AN AREA OF MINIMAL FLOOD HAZARD OUTSIDE THE 100 YEAR FLOOD PLAIN AS SCALED ON F.I.A. COMMUNITY PANEL MAP E480287-02103, DATED SEPT. 27, 1985.

FENCES SHOWN ARE E' BOARD



ORDER FILED OR MARRIED

NOTE: FENCE AROUND MANKOIS

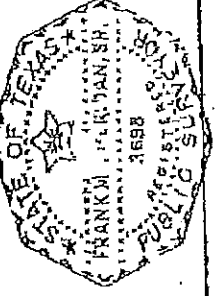
LOT 10 BLOCK 20 OF OAKS OF ATASCOCITA SECTION FOUR (4)  
Map recorded in VOLUME 314 PAGE 137 OF THE M.A.P. RECORDS,  
HARRIS COUNTY, TEXAS.

PURCHASER: CLIFFORD W. FRAASE AND WIFE LISA L. FRAASE

ADDRESS: 5826 ANCIENT OAKS DRIVE, HUMBLE, TEXAS 77346

TO: STEWART TITLE COMPANY (EXCLUSIVELY)

I hereby certify that this plat correctly represents a survey made under my supervision on the ground, and in accordance with the information provided to me, and correctly represents the facts found at the time of this survey. There were no encroachments at the time of this survey, except as shown hereon.



*Frank M. Sheildan*  
FRANK M. SHEILDAN, SR.  
Registered Public Surveyor  
#3698

*Clifford W. Fraase*  
*Lisa L. Fraase*