

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

Date: April 4, 2022

GF No. _____

Name of Affiant(s): Sam Bac, Na Young Lee

Address of Affiant: 11302 Bright Canyon Ln, Cypress, TX 77433-5114

Description of Property: LT 6 BLK 2 CYPRESS CREEK LAKES SEC 5

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 2015 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.

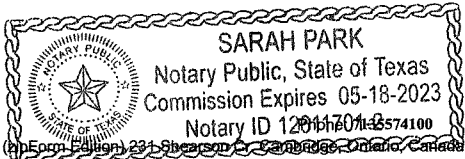
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Na Young Lee

Sam Bac

SWORN AND SUBSCRIBED this 4th day of April, 2022

Notary Public



(TXR-1907) 02-01-2010

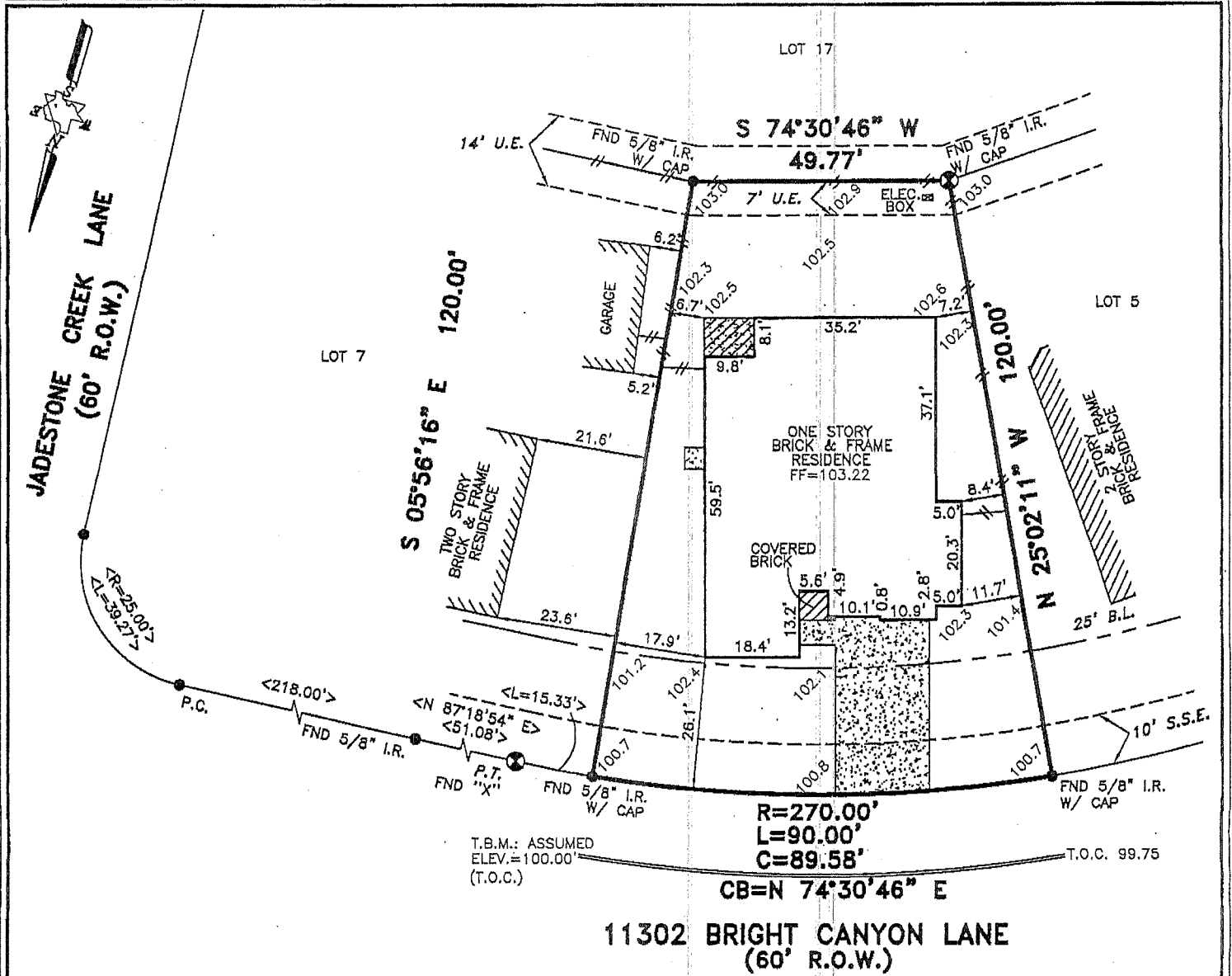


TRI-TECH SURVEYING CO., L.P.

10401 WESTOFFICE DRIVE

HOUSTON, TEXAS. 77042

PHONE: (713) 667-0800



*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES

**DEED RESTRICTIONS PER H.C.C. FILE NO. X095655

ALL FOUND ROD CAPS ARE "SURVCON, INC." UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 572090, M.R.H.C.TX., H.C.C. FILE NOS. X095655, Y224464, Y239223, Y252050, 20060240102

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1999-262.

BEARINGS REFERENCED TO: PLAT NORTH.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS (F.I.R.M.'s). 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.

(~) SUBJECT PROPERTY LIES WITHIN ZONE "X" PER TROPICAL STORM ALLISON RECOVERY PROJECT (TSARP).

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL. THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2007, TRI-TECH SURVEYING CO., L.P.

LEGEND

- CONCRETE
- COVERED
- ASPHALT
- REVISION
- CONTROLLING MONUMENT 08-08-06
- CHAIN LINK FENCE
- < > CALL
- IRON FENCE
- WOOD FENCE

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY CHICAGO TITLE CO./ EXECUTIVE TITLE CO., LTD., G.F. No. 002780623, DATED 02-26-07.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: D. ARREDONDO

03-15-07

BOUNDARY SURVEY OF

ADDRESS: 11302 BRIGHT CANYON LANE

LOT: 6 BLOCK: 2 OF: CYPRESS CREEK LAKES SEC. 5

RECORDED IN FILM CODE NO.: 572090 MAP RECORDS HARRIS COUNTY, TX

BORROWER: JASON M. SHIPE AND ERIN SHIPE

TITLE COMPANY CHICAGO TITLE/EXECUTIVE TITLE CO., LTD. G.F.# 002780623

SURVEYED FOR: PERRY HOMES, L.P.

F.I.R.M. MAP NO. 48201C PANEL# 0405J ZONE "X" (~) REVISED 11-6-96

DATE: 11-21-06 SCALE: 1" = 30' JOB NO. Y12492-06

Ralph C. Hill
SURVEYOR REGISTRATION