

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

Date: _____

GF No. _____

Name of Affiant(s): Daviyon Toliver

Address of Affiant: 16834 Beechwood Forest Way Humble, TX 77346

Description of Property: Lot 2 Block 7 Groves Sec 26

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 September 10, 2020 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.

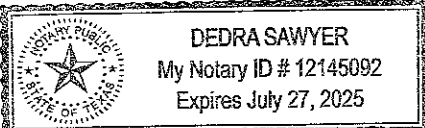
EXCEPT for the following (If None, Insert "None" Below:) none

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.

[Signature]
Daviyon Toliver

SWORN AND SUBSCRIBED this 16 day of March, 2022
[Signature]
Notary Public

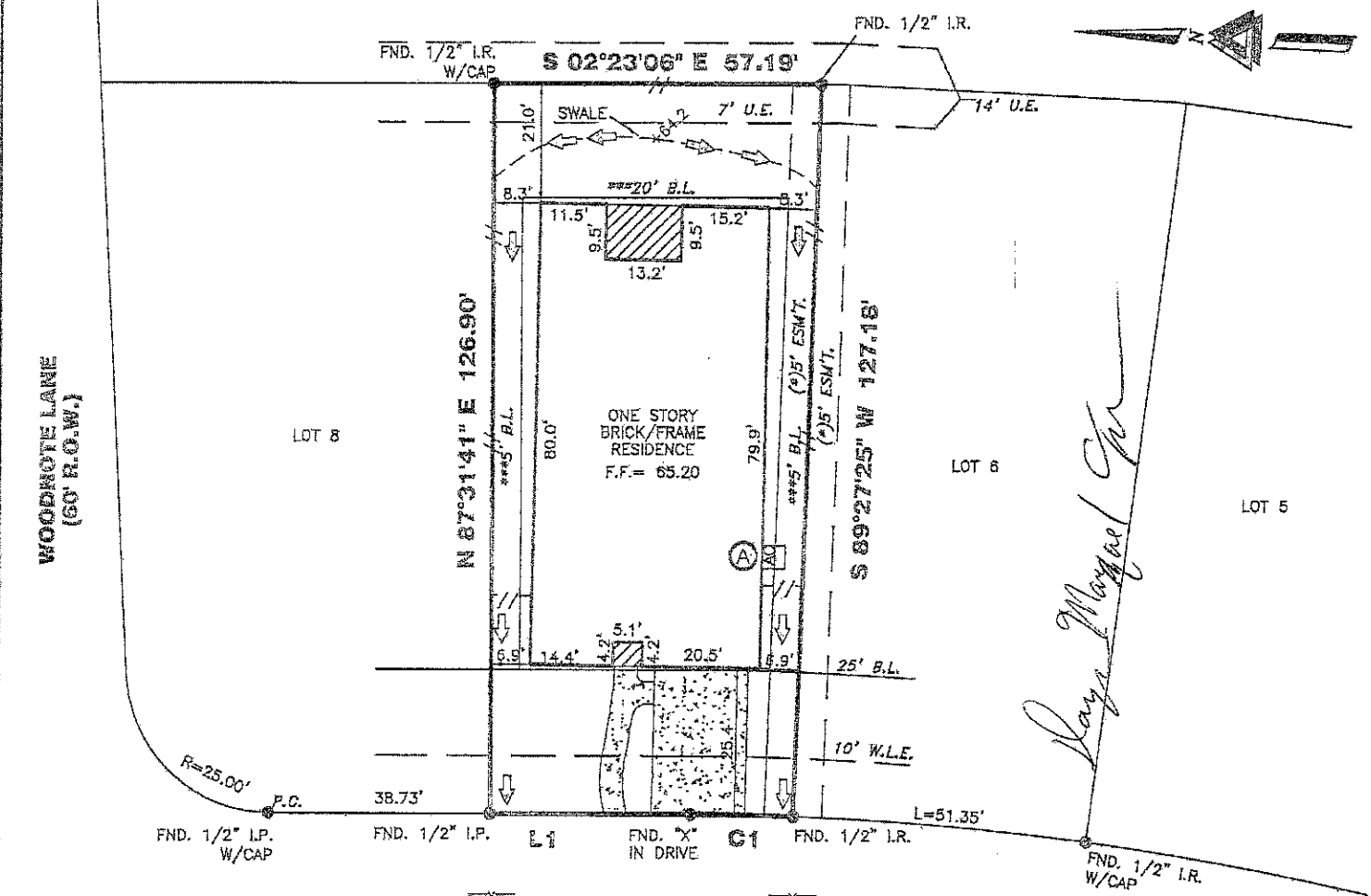
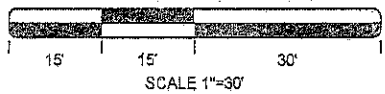


(TXR-1907) 02-01-2010

LEGEND

* CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.	— I —	IRON FENCE					
** RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.	— X —	WIRE FENCE					
*** BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT	— // —	WOOD FENCE					
() RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	R.O.W. = RIGHT-OF-WAY	— O —	CHAIN LINK FENCE					
				— B.L. —	BUILDING LINE (B.L.)					
CONCRETE	COVERED	SOD	BRICK	A/C PAD	ELEC. BOX	UTIL. PED.	MANHOLE	WATER METER	— EASEMENT LINE	— AERIAL EASEMENT (A.E.)

LOT 11
HARRIS COUNTY LAND AND
IMPROVEMENT COMPANY SUBDIVISION
VOL. 359, PG. 570 H.C.P.R.



C1
R=530.00'
L=17.84'
C=17.84'
CB=N 01°30'27" W
L1
N 02°28'19" W 35.07'

BEECHWOOD FOREST WAY
(60' R.O.W.)

FINAL LOT GRADE COMPLETE
NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

TBM 1733-5-2: SET MAG AT CENTERLINE IN FRONT OF LOT 4 BLOCK 2 (BEECHWOOD FOREST WAY) ELEV=61.44.

(*5' ESMT #2019-343408

16834 BEECHWOOD FOREST WAY

PROPERTY INFORMATION

LOT 7 BLOCK 2

SUBDIVISION:
GROVES SEC. 26

RECORDING INFO:
FILM CODE 688064, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
DAVIYON TOLIVER

TITLE CO.
CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.

G.F.# ETH2003255 G.F. DATE: 08-11-20

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y33321-20

CLIENT JOB NO: _____

DRAWN BY: SA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0505M

REVISED DATE: 06-09-14 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. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE 688064, M.U.H.C.T.X.; H.C.C. FILE NOS. 20140115421, 20140115422, RP-2017-72626, RP-2018-500716, RP-2018-105208, RP-2019-249280, 2019-287285, 2020-60210.

ALL ROD CAPS ARE STAMPED "806 INC." UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 10' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

C.O.M. ORDINANCE 65-1276 PER H.C.C.F. § 8.253085 AND C.O.M. ORDINANCE 85-1212 PER H.C.C.F. § 14-337573 AND AMENDED BY C.O.M. ORDINANCE 1569-262.

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

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, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES INCLUDING CITY OF HOUSTON, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

REVISIONS

DATE	REASON	BY
05-28-20	FORM	SA
08-27-20	FINAL	SK

TRI-TECH SURVEYING COMPANY, L.P.

10401 WBSTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

CERTIFICATION

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 supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2020 TRI-TECH SURVEYING COMPANY, L.P.

RICHARD A. RODRIGUEZ
6777

9/01/20

SURVEYOR REGISTRATION