

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

Date: May 02, 2022 GF No. _____

Name of Affiant(s): Charles Owens and Rachel Owens

Address of Affiant: 2534 Talina Way, Houston, TX 77080

Description of Property: 2534 Talina Way, Houston, TX 77080

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 2013 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): _____

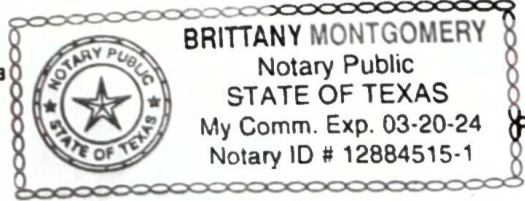
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

[Handwritten signatures of Charles Owens and Rachel Owens]

SWORN AND SUBSCRIBED this 10th day of May, 2022

Notary Public *[Signature]*
Christina Gronauer, Meadows Property Group, 8588 Katy Freeway Ste 106, Houston, TX 77024. 6738263
Produced with Brokermint, Brokermint LLC, 2157 Salk Ave, Suite 185, Carlsbad, CA 92008
(TXR-1907) 02-01-2010





StarTex
TITLE COMPANY

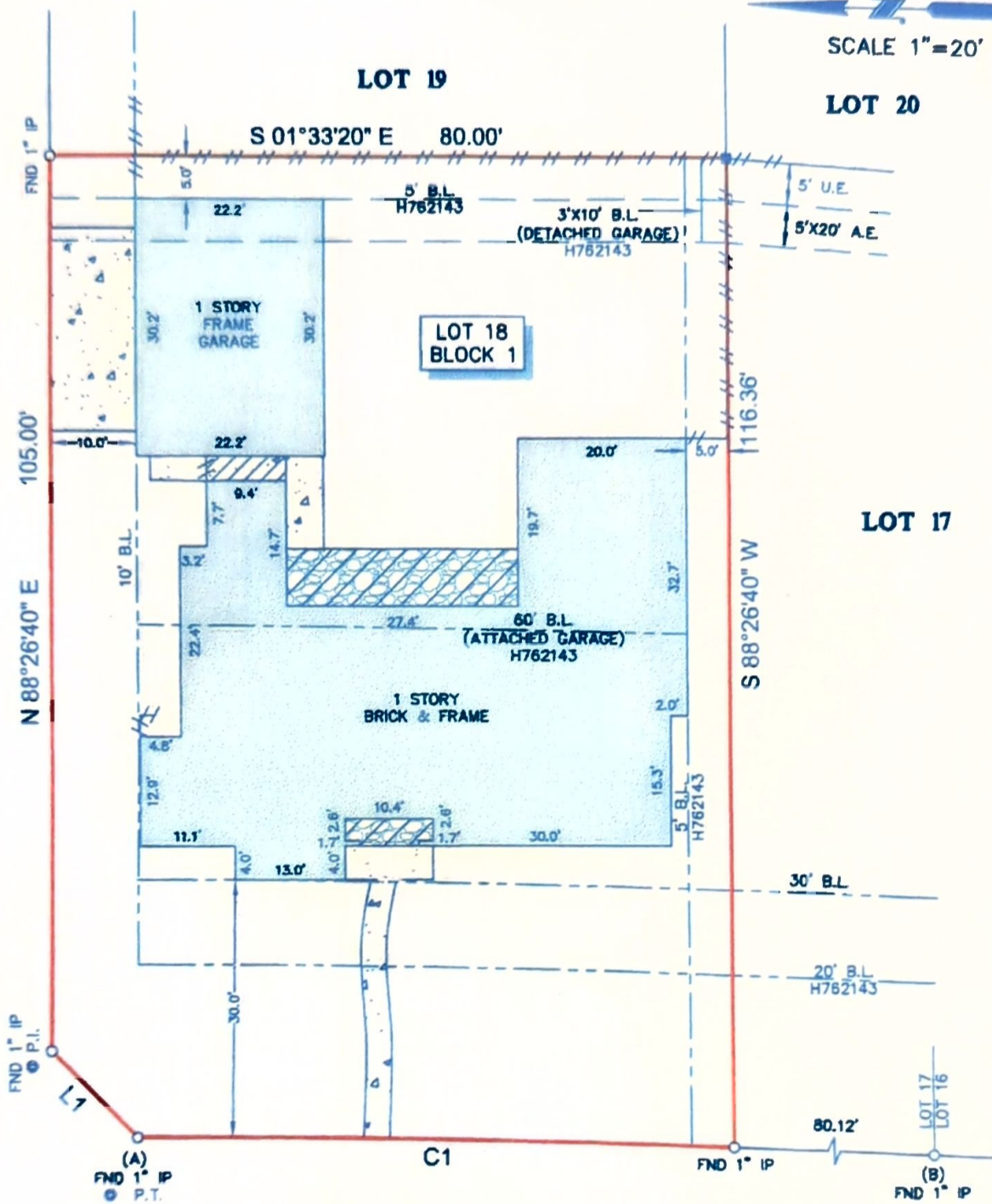
713-464-1320

G.F. # 0313733702

ISSUE DATE:
07-24-13



WESTRAY STREET
(60' R.O.W.)



SCALE 1"=20'

LOT 20

LOT 17

TALINA WAY
(50' R.O.W.)

LEGEND

	CONCRETE		FENCE
	COVERED AREA		B.L. = BUILDING LINE
	STONE TILE		U.E. = UTILITY EASEMENT
			A.E. = AERIAL EASEMENT
			4" WOOD POST

LINE	BEARING	DISTANCE
L1	N 43°28'58" E	14.15'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2,344.20'	70.01'	N 00°27'09" W	70.01'

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - FLOOD INFORMATION IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE COUNTY LISTED BELOW.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - RESTRICTIVE COVENANTS AS RECORDED IN VOL. 122, PG. 11 M.R. & C.F. NOS. C057193, H762143, U171810, 20080031821, 20090087751 & 20120254638.
 - THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

PROJECT: A LAND TITLE SURVEY OF LOT 18, IN BLOCK 1, OF SPRING SHADOWS, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 122, PAGE 11 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CLIENT:
CHARLES H. OWENS IV AND RACHEL M. OWENS

ADDRESS:
2534 TALINA WAY

FLOOD ZONE: X **FLOOD MAP #:** 482010 0635 L

FLOOD MAP DATE: 6-18-07 **FLOOD MAP COUNTY:** HARRIS



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 02, 2013 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCROACHMENTS OR PROVISIONAL EXCERPTS AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

FIELD CREW: JOB# 8-21749-13

DRAFTER: JOB# JB **DATE:** 08-07-13

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