

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

Date: 4/20/22

GF No. _____

Name of Affiant(s): Ashley Hrivnak

Address of Affiant: 807 Archer Street Houston, TX 77009

Description of Property: 807 Archer St 77009 Lt 10 BLK 69 Brooke Smith 1148 AC
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 July 1, 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): Removal of old deck and adding of back porch (the old deck is seen as "wood" on survey).

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]
Ashley Hrivnak

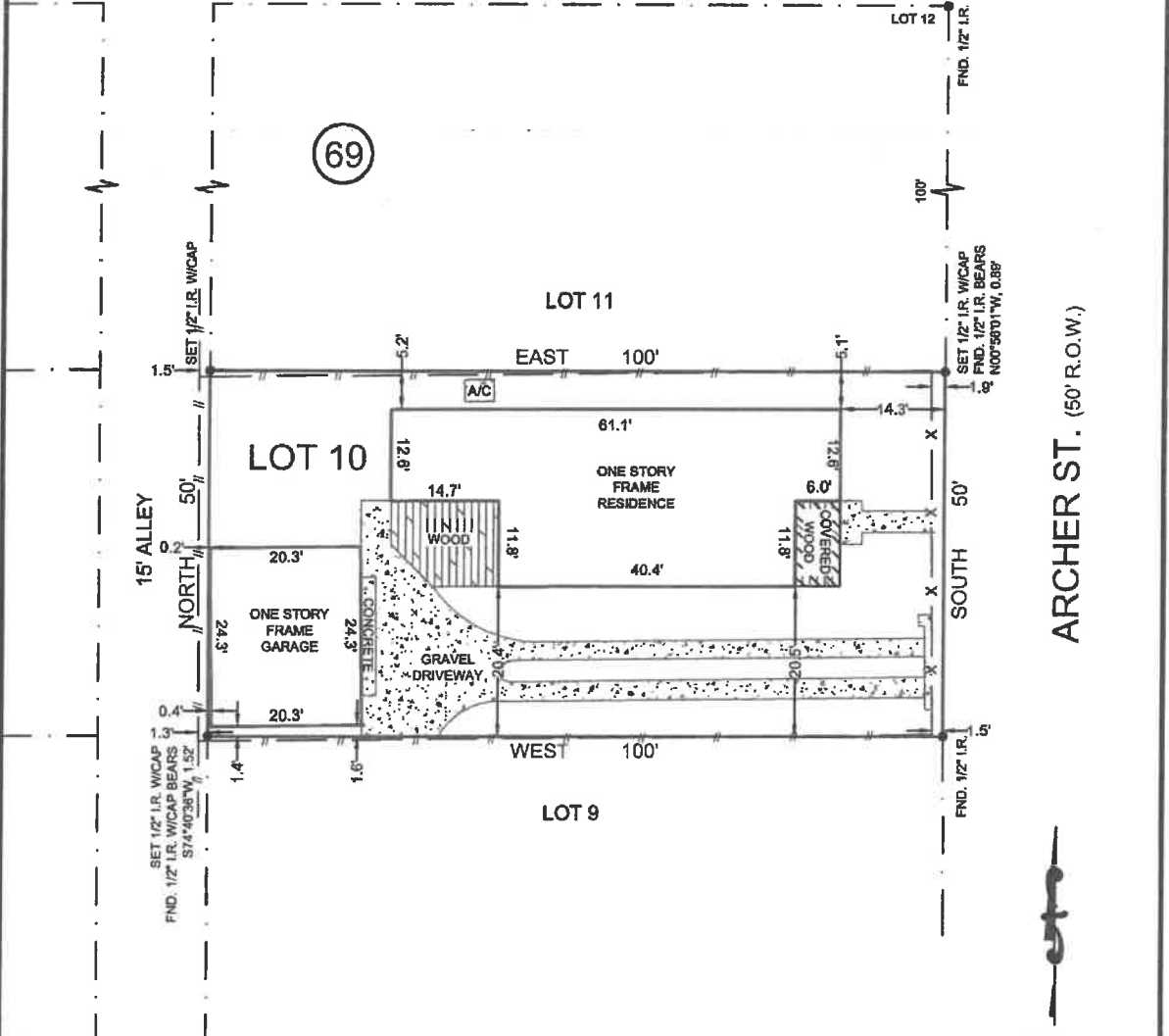


SWORN AND SUBSCRIBED this 20th day of April, 2022

[Signature]
Notary Public

(TAR-1907) 02-01-2010

JEWETT AVE.



NOTES:

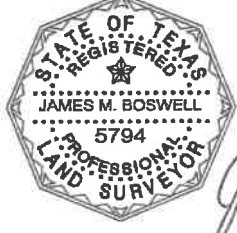
- 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE COMPANY UNDER GF No. 13003810.
 - 2.) SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE ADDITIONAL EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- IF CONSTRUCTION UPON OR A DIVISION OF SUBJECT TRACT IS PROPOSED AND IF TRACT LIES IN THE CITY OF HOUSTON OR ITS EXTRATERRITORIAL JURISDICTION OR ANY OTHER APPLICABLE JURISDICTION, PLATTING AND OTHER REQUIREMENTS MAY APPLY PER CITY OF HOUSTON OR SAID OTHER JURISDICTION ORDINANCES.
- BEARINGS SHOWN ARE ASSUMED CARDINAL & BASED ON THE RECORDED PLAT.

LEGEND	
●	PROPERTY CORNER
—//—	WOOD FENCE
—X—	WIRE FENCE

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA, LOCATED IN ZONE "X", AS PER MAP 48201C0890L, DATED: 6-18-07. THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

LOT		SUBDIVISION	
10		BROOKE, SMITH SECOND ADDITION	
BLOCK	SECTION	REGISTRATION	
69	-	VOL. 2, PG. 11, H.C.M.R.	
COUNTY	STATE	I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 1st DAY OF JULY, 2013.	
HARRIS	TEXAS		
LENDER Co.	FIRST IMPERIAL MORTGAGE		
TITLE Co.	OLD REPUBLIC TITLE COMPANY		
PURCHASER	ASHLEY A. HRVNAK		
ADDRESS	807 ARCHER ST HOUSTON, TEXAS		

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 1st DAY OF JULY, 2013.



TEL: (713) 722-7541 FAX (713) 722-7613

JOB No.	13-26746	
G.F. No.	13003810	
FIELD WORK	07-01-13	LH
DRAFTED BY	07-01-13	WJ
CHECKED BY	07-02-13	JB
KEY MAP	453X	
REVISION	-	

MERIDIAN SURVEYING & MAPPING
 1080 W. SAM HOUSTON PKWY, N., STE. 113
 HOUSTON, TEXAS 77043

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