

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

Date: July 26<sup>th</sup> 2022 GF No. \_\_\_\_\_

Name of Affiant(s): Shelby Hecker,

Address of Affiant: 12247 Lavon Drive, Tomball, TX 77375

Description of Property: Lot 6 Block 2 Pinecrest Forest Sec 12

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 April 12, 2019 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.

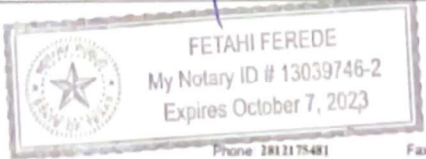
EXCEPT for the following (If None, Insert "None" Below): side fence by AC was moved forward approximately 6 feet in front of AC with an additional gate.

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.

Shelby L Hecker

SWORN AND SUBSCRIBED this 26<sup>th</sup> day of July, 2022  
Notary Public [Signature]



(TXR-1907) 02-01-2010



**12247 Lavon Drive**

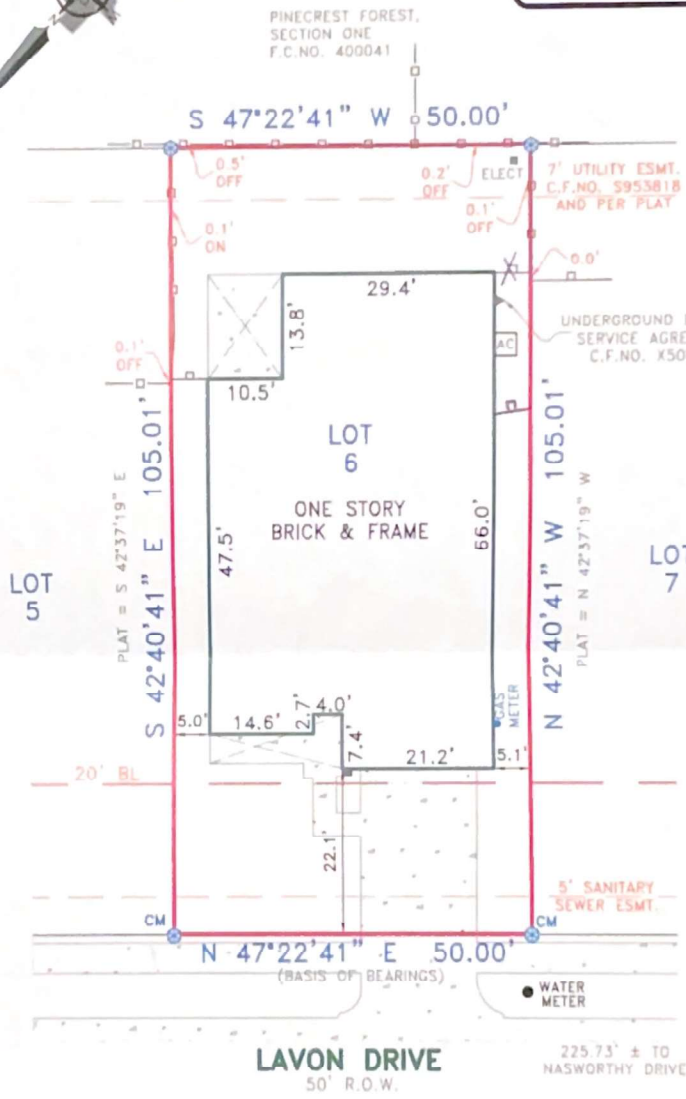
Lot Six (6), In Block Two (2), of Pinecrest Forest, Sec. 12, a subdivision in Harris County, Texas, according to the Map or Plat thereof recorded at Film Code No. 550214 of the Map Records of Harris County, Texas.



**Fidelity National Title**  
Insurance Company



- LEGEND**
- 1/2" ROD FOUND
  - ⊗ 1/2" ROD SET
  - 1" PIPE FOUND
  - ⊗ "X" FOUND/SET
  - ⊗ 5/8" ROD FOUND
  - ◆ POINT FOR CORNER
  - FENCE POST FOR CORNER
  - CM CONTROLLING MONUMENT
  - AC AIR CONDITIONER
  - PE POOL
  - TE EQUIPMENT TRANSFORMER PAD
  - ⊞ COLUMN
  - ⊙ POWER POLE
  - ⊙ UNDERGROUND ELECTRIC
  - ⊙ OVERHEAD ELECTRIC
  - O—O— OVERHEAD ELECTRIC POWER
  - O—O— OVERHEAD ELECTRIC SERVICE
  - CHAIN LINK
  - WOOD FENCE 0.5' WIDE TYPICAL
  - |— IRON FENCE
  - X— BARBED WIRE
  - DOUBLE SIDED WOOD FENCE
  - /// EDGE OF ASPHALT
  - /// EDGE OF GRAVEL
  - CONCRETE
  - COULDED AREA



**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN FC# 550214, CF# X495585, 20110505297

Borrower: Hecker

Accepted by: *Shelby Hecker*  
Purchaser

Date: 4 · 12 · 2019

Purchaser

**NOTES:**

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0240M, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Fidelity National Title Insurance Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: JM/Larry

Scale: 1" = 20'

Date: 03-26-19

GF No.: FTH-07-FAH19001642AJK

Job No. 1905645

**CBG**  
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