

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

Date: _____ GF No. _____
Name of Affiant(s): Brandon Dempsey and Stephanie Dempsey
Address of Affiant: 11810 Eden Run Court, Cypress, TX 77433
Description of Property: LT 1 BLK 1 ALDER TRAILS SEC 1
County Harris County, 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 6/29/2016 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.

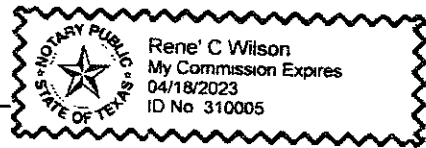
EXCEPT for the following (If None, Insert "None" Below:) None

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 information which we do not disclose to the Title Company.

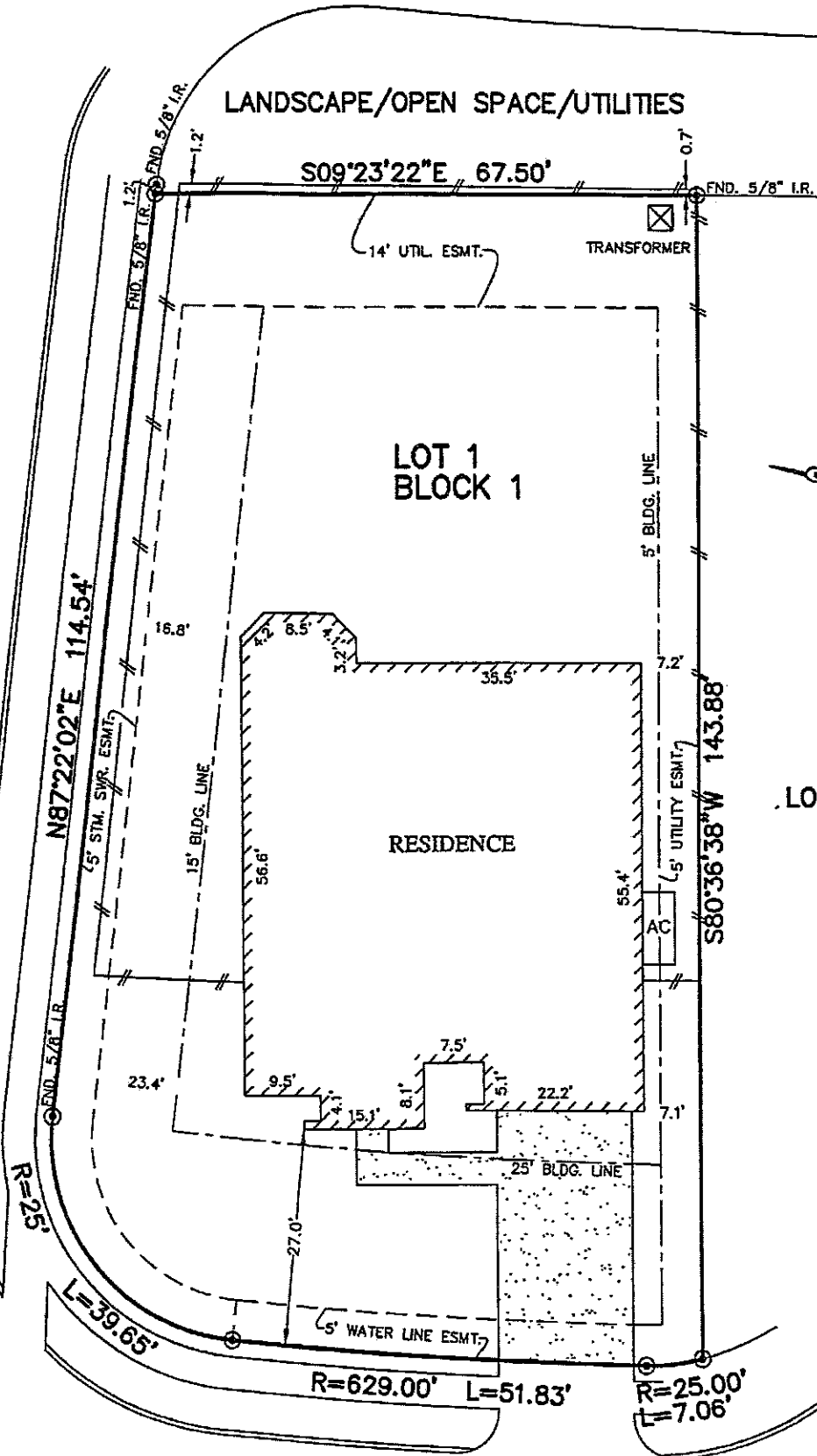
BRANDON DEMPSEY
11810 EDEN RUN COURT
CYPRESS, TX 77433
68426FE7E6944D4

SWORN AND SUBSCRIBED this 24th day of June, 2022

Rene C. Wilson
Notary Public



FABLE SPRINGS LANE
(50' R.O.W.)



EDEN RUN COURT
(VARIABLE R.O.W.)

PLAT OF SURVEY
SCALE: 1" = 20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY STEWART GUARANTY TITLE INSURANCE CO. UNDER G.F. NO. TX-17-1-1883
3. ELECTRIC SERVICE AGREEMENT C.F. NO. 20140388888

FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
NO. 48201 C 0410 M, EFFECTIVE DATE: 10-16-13
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
WE DO NOT ASSUME RESPONSIBILITY FOR EXACT
DETERMINATION

© 2016, ALLPOINTS SERVICES, CORP., All Rights Reserved. This original work is protected under copyright laws, Title 17 U.S. Code Sections 101 & 102. All violators will be prosecuted to the extent of the law. This survey is being provided solely for the use of the recipients and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

FOR: BRANDON DEMPSEY
STEPHANIE FRENCH
ADDRESS: 11810 EDEN RUN
COURT
ALLPOINTS JOB #: TM87815MC
G.F. NO. TX-17-1-1883



ALLPOINTS
SERVICES CORP
PHONE: 713-468-7707
T.B.P.L.S. NO. 10122600

LOT 1, BLOCK 1,
ALDER TRAILS, SECTION 1,
FILM CODE NO. 669239, MAP RECORDS
HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 29TH
DAY OF JULY, 2016.

Steven P. Brister

