

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

Date: 6/16/22 GF No. \_\_\_\_\_  
Name of Affiant(s): Oscar and Jenifer Picazo  
Address of Affiant: 15431 Timber Plateau Drive, Humble, TX 77396  
Description of Property: LT 11 BLK 4 BALMORAL PARK LAKES EAST SEC 1  
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 3' 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]

SWORN AND SUBSCRIBED this 16th day of June, 2022.

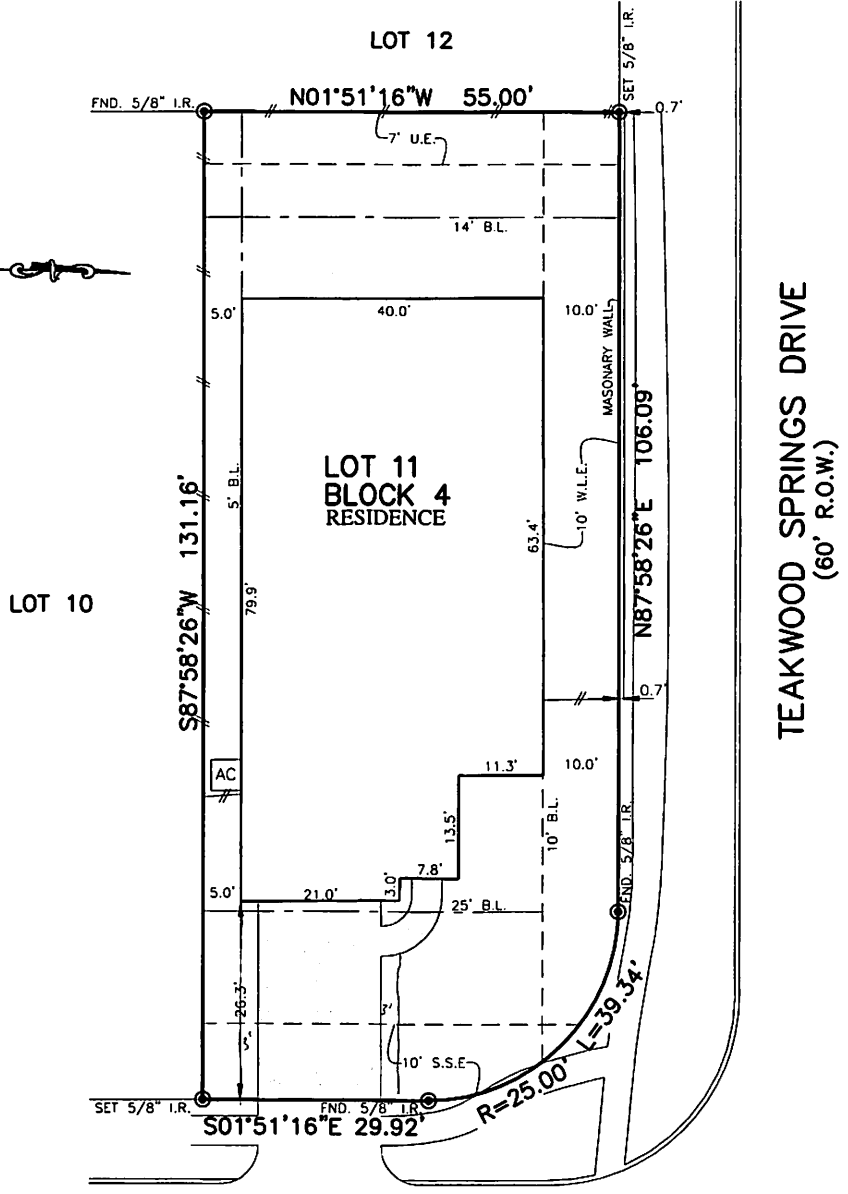
[Signature]

Notary Public  
(TXR 1907) 02-01-2010





—	FLATWORK	B.L.	BUILDING LINE	U.E.	UTILITY EASEMENT	A.E.	AERIAL EASEMENT	⊗	LIGHT POLE	⊗	MANHOLE
---	PROPERTY LINE	G.R.L.	GARAGE BUILDING LINE	W.L.E.	WATER LINE EASEMENT	D.E.	DRAINAGE EASEMENT	⊠	ELECTRIC BOX	⊠	GRATE DRAIN
---	BUILDING LINE	(B.G.)	BUILDER GUIDELINES	S.S.E.	SANITARY SEWER EASEMENT	E.E.	ELECTRIC EASEMENT	⊠	FIBER OPTIC	⊠	PAD MOUNTED TRANSFORMER
---	EASEMENT	F.F.	FINISHED FLOOR	ST.M.S.L.	STORM SEWER EASEMENT	⊠	WATER VALVE	⊠	TELEPHONE PEDESTAL	⊠	INLET
---	WOODEN FENCE	EXT.	EXTENDED	P.A.E.	PRIVATE ACCESS EASEMENT	⊠	FIRE HYDRANT	⊠	GAS METER	⊠	MANHOLE & INLET
---	WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY	P.U.E.	PRIVATE UTILITY EASEMENT	⊠	MONUMENT	⊠	CABLE PEDESTAL	⊠	WATER METER
---	CHAIN LINK FENCE	T.O.F.	TOP OF FORM	P.V.T.	PRIVATE I.R. IRON ROD	⊠	POWER POLE	⊠	WATER METER	⊠	GUY ANCHOR
---	OVERHEAD ELECTRIC	ELEV.	ELEVATION	FND.	FOUND I.P. IRON PIPE	⊠		⊠		⊠	



15431  
**TIMBER PLATEAU DRIVE**  
 (50' R.O.W.)

**PLAT OF SURVEY**  
 SCALE: 1 = 20'

- NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED P.L. AT  
 2. ALLPOINTS LAND SURVEY, INC IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
 3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY PROVIDENCE TITLE GUARANTY UNDER G.F. No 147000550.  
 4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2016-420972.

FOR: OSCAR ALBERTO PICAZO AND  
 JENIFER RAE PICAZO  
 ADDRESS: 15431 TIMBER PLATEAU  
 DRIVE  
 ALLPOINTS JOB#: WS165163 BY: DA  
 G.F.:147000550  
 JOB:  
 FLOOD ZONE: X SHADED  
 COMMUNITY PANEL:  
 48201C0505M  
 EFFECTIVE DATE: 6/9/2014  
 LOMR: DATE:

LOT 11, BLOCK 4,  
 BALMORAL PARK LAKES EAST, SECTION 1,  
 FILM CODE NO. 679291, MAP RECORDS,  
 HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH  
 DAY OF FEBRUARY, 2020.

