

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

Date: 06/21/2022 GF No. _____
Name of Affiant(s): Ashley and Gerardo Verastegui
Address of Affiant: 8729 White Crown, San Antonio, Tx 78254
Description of Property: 16015 David Hill Lane, Hockley, Tx 77447
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 07/28/2017 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.

Ashley Verastegui

SWORN AND SUBSCRIBED this 21st day of June, 2022.

Rolando Alvizo

Notary Public

(TAR 1907) 02-01-2010

Coldwell Banker DAnn Harper, REALTORS, . | Phone: 0 - | Fax: 0 -



LOT 29

LOT 28

SCALE : 1"=20'

FND. 1/2" I.R. WITH CAP

N01°55'22"W-60.00'

FND. 1/2" I.R. WITH CAP

7' UTILITY EASEMENT

7' UTILITY EASEMENT

20' BLDG. LINE

*Victoria N Phan
12/30/13*

S88°04'38"W-120.00'

S88°04'38"E-118.58'

LOT 34

LOT 36

LOT 35
BLOCK 2
1 - STORY
BRICK & HARDY
RESIDENCE

CONC SLAB

CONC

20' BLDG. LINE

N.G. SHOT

FND. 1/2" I.R. WITH CAP

S01°55'22"E-51.69'

FND. 1/2" I.R. WITH CAP

FND. 1/2" I.R. WITH CAP

L=8.47'
R=25.00'

MANHOLE RIM=201.91

WATER METER BACK OF CURB

MANHOLE RIM=202.88

16015 DAVID HILL LANE
(60' R.O.W.)

*Andy Vallejo
[Signature]*

NOTES:
 1. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM GRANTED TO CENTERPOINT ENERGY, LLC, RECORDED UNDER H.C.C.F.NO. 20070480040.
 2. EASEMENT FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR AND REMOVAL OF UTILITIES AND DRAINAGE FACILITIES AND VIDEO SERVICES, CABLE TELEVISION SERVICES, HIGH-SPEED INTERNET SERVICES, SECURITY SERVICES, COMMUNICATION SERVICES, FIRE PROTECTION SERVICES AND OTHER SIMILAR SERVICES, SUCH EASEMENTS TO BE LOCATED BETWEEN THE RIGHT OF WAY LINES OF A MAJOR THOROUGHFARES AND BUILDING SETBACK LINES FROM SUCH PUBLIC RIGHTS OF WAY, SUCH EASEMENTS IN NO EVENT TO EXCEED 15' IN WIDTH AS MEASURED FROM SUCH RIGHT OF WAY LINE, RECORDED UNDER H.C.C.F.NO. 20120509954.
 3. A 5' WIDE EASEMENT LOCATED ALONG THE NORTH PROPERTY LINE FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL DISTRIBUTION, NATURAL GAS, TELEPHONE, CABLE TELEVISION, COMMUNICATION FACILITIES GRANTED TO CENTERPOINT ENERGY, LLC, RECORDED UNDER H.C.C.F.NO. 200601051.
 4. 5' EASEMENTS AFFECTING COMMON AREAS AS EASEMENTS FOR PUBLIC UTILITIES, MAINTENANCE, INGRESS, EGRESS, ETC., AND FOR ENCROACHMENT PURPOSES, RECORDED UNDER H.C.C.F.NO. 20120509954 & 20120497762.
 5. BUILDING SETBACK LINES RECORDED UNDER H.C.C.F.NO. 20120509954 ARE AS FOLLOWS:(1) FOR ALL LOTS, A MINIMUM SIDE YARD BUILDING SETBACK LINE OF 20' FROM ANY FRONT OR REAR PROPERTY LINE (II) FOR CORNER LOTS, A MINIMUM SIDE YARD BUILDING SETBACK LINE OF 15' FROM THE PUBLIC STREET (III) FOR CORNER LOTS, A MINIMUM SIDE YARD BUILDING SETBACK OF 15' FROM ANY ADJACENT LOT OR LOTS CONTIGUOUS TO ANOTHER LOT WITH THE MINIMUM DISTANCE BETWEEN BUILDING STRUCTURES ON CONTIGUOUS LOTS BEING 10'.
 6. MINIMUM DISTANCE BETWEEN BUILDING STRUCTURES ON CONTIGUOUS LOTS BEING 10'.
 7. EASEMENT FOR DRAINAGE RECORDED UNDER H.C.C.F.NO. 20120509954.
 8. EASEMENT FOR DRAINAGE RECORDED UNDER H.C.C.F.NO. 20120509954.
 9. OIL, GAS & MINERAL RIGHTS PER TITLE COMMITMENT.

MAP # 48201C
COMMUNITY # 480287 PANEL # 0385L
DATE OF REVISION 06-18-2007
(OUTSIDE OF 100 YEAR FLOOD PLAIN) ZONE "X"
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FINAL'S Stone Creek Ranch \STR350203

Surveyed for INFINITY CLASSIC HOMES on 12/19/13

Showing Lot 35 Block 2 of STONE CREEK RANCH

Section 3 in HARRIS County Texas according to the Map or Plat recorded in F.C.NO. 618197 of the MAP records of HARRIS County.

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown hereon.

Buyer: VICTORIA N PHAN

Mortgage Co.: HOME FINANCING UNLIMITED, INC., dba MISSION MORTGAGE OF TEXAS
Title Company: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION

Hoffman Land Surveying, Ltd., LLP
5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100



REVISIONS

08/11/13	FINAL	CC
W.O. No. 118000		
G.F. No. 131491930		

Daniel W. Goodale