

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

Date: 7/18/22

GF No. _____

Name of Affiant(s): Marcus Allen Labay SR.

Address of Affiant: 26935 Mossy Leaf Ln. Cypress TX 77433

Description of Property: Lt 25 Blk 2 Blackhorse Ranch South Sec. 02

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 _____, 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 2/25/2004 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): _____

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 18th day of July, 2022

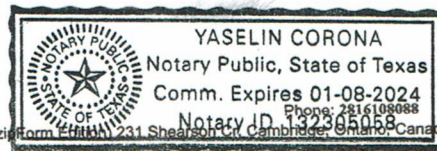
[Signature]

Notary Public

(TXR-1907) 02-01-2010

Cy-Fair Properties, Inc., 13242 Cypress N. Houston Cypress TX 77429
Ann Marie Gilmore

Produced with Lone Wolf Transactions (zip form #1111) 231 Shearson Ct. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com



Fax: 2814698031

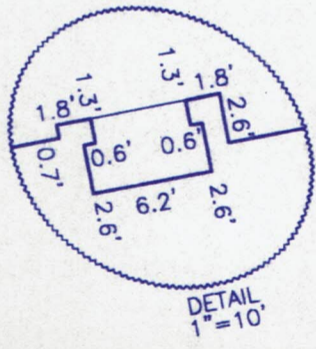
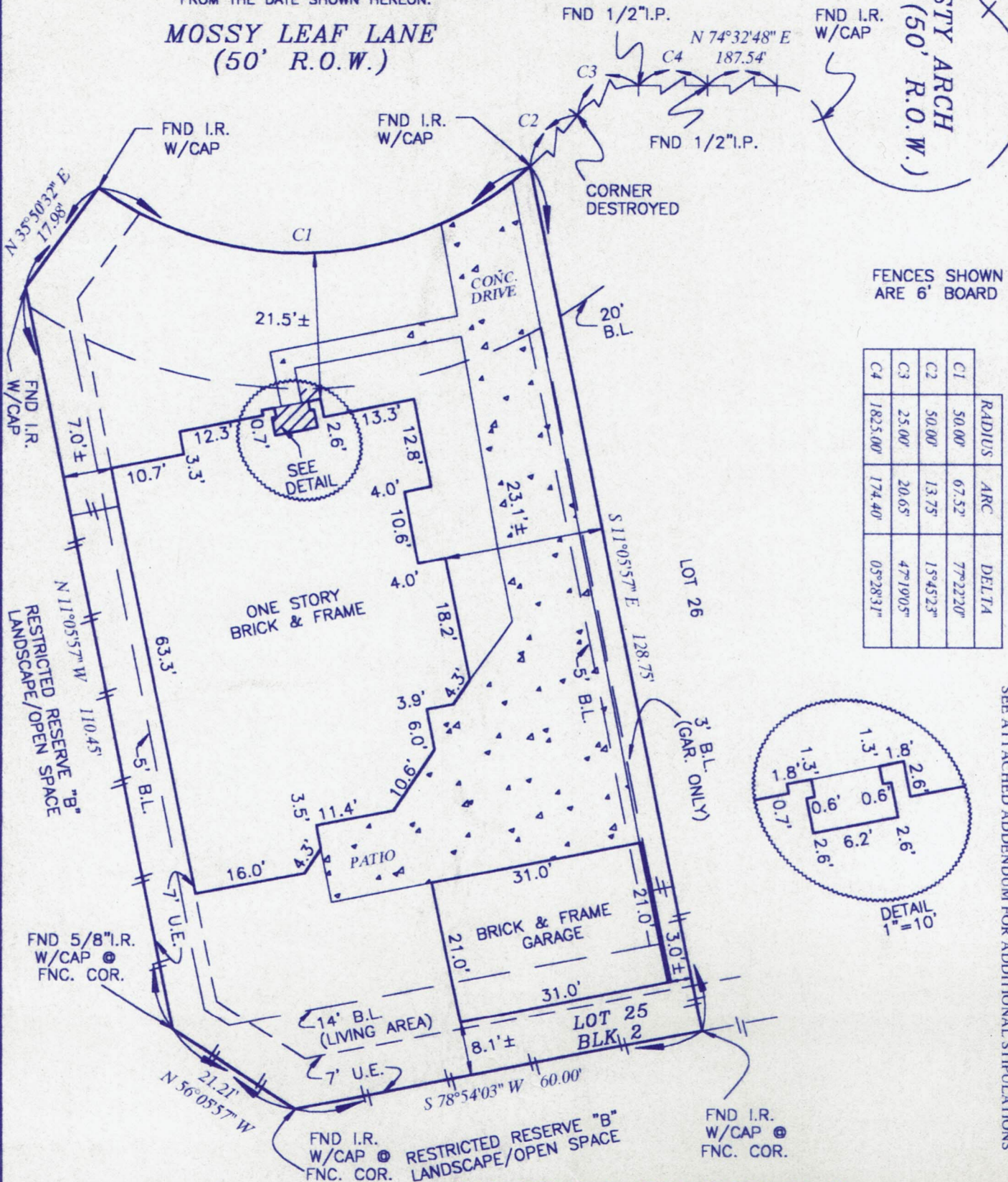
P.O. BOX 7238, 2245 PASADENA BLVD., PASADENA, TEXAS 77508-7238
PHONE: (713) 475-8301

SCALE : 1"=20' G.F. # : 03180827 DATE : MARCH 22, 2004

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

**MOSSY LEAF LANE
(50' R.O.W.)**

**MISTY ARCH
LANE (50' R.O.W.)**



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS

LOT 25, BLOCK 2, OF BLACKHORSE RANCH SOUTH SECTION TWO (2)
MAP RECORDED IN HARRIS COUNTY, TEXAS. FILM CODE NO. 531065 OF THE MAP RECORDS.

PURCHASER : MARCUS ALLEN LABAY AND HELENA MARIE LABAY

ADDRESS : 26935 MOSSY LEAF LANE, CYPRESS, TEXAS 77433

TO : MILLENNIUM TITLE COMPANY (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. THERE WERE NO ENCROACHMENTS AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

THIS LOT IS LOCATED IN CLEAR ZONE "X" AN AREA OUTSIDE THE 500-YEAR FLOOD AS SCALED ON FIRM 48201C0415J DATED 11/6/1996 AS SHOWN ON THE RECORDED PLAT. THIS INFORMATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

FRANK M. SHERIDAN, SR.
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 3698

**FMS SURVEYING, INC.
P.O. BOX 7238-2245 PASADENA BLVD.
PASADENA, TEXAS 77508-7238
PHONE # 713-475-8301
FAX # 713-475-8312**

BLACKHORSE RANCH SOUTH SECTION TWO (2)

This exhibit is pursuant to and based upon that certain abstract of Title provided by Millennium Title, as referenced by their GF#03180827, and in no way represents an abstract performed by FMS Surveying.

- A. Restrictive Covenants as set out in Film Code No. 531065 of the Map Records of Harris County, Texas; and those recorded under Clerk's File Nos. U-528539, U-913849, V721112, V-721113, and X-189426 of the Real Property Records of Harris County, Texas.**
- B. Golf Play Easement granted to 290 Golf, Ltd. by instrument recorded under Clerk's File No. U-084481 of the Real Property Records of Harris County, Texas.**
- C. Agreement with CenterPoint Energy Houston Electric, LLC., for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded under Clerk's File no. W-786676 of the Real Property Records of Harris County, Texas.**
- D. An easement for drainage purposes extending a distance of 15 feet on each side of the centerline of all natural drainage courses, as reflected by the recorded plat. (Owner Title Policy Only)**