

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

Date: June 12, 2022

GF No. _____

Name of Affiant(s): Corbin Dillow

Address of Affiant: 4726 Cashel Castle Drive, Houston, TX 77069

Description of Property: TR 12B VBLK 10 017*C0362900-002-010-012 CASHEL FOREST SEC 2
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.

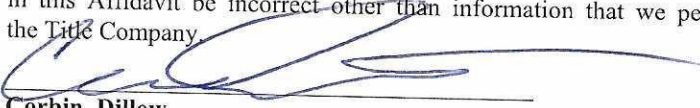
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 8/31/2018 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.

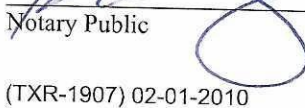
EXCEPT for the following (If None, Insert "None" Below): N/A

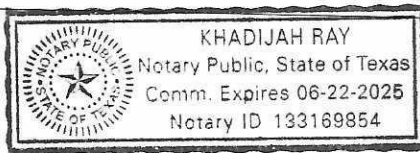
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

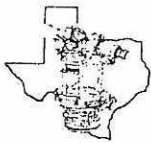

Corbin Dillow

SWORN AND SUBSCRIBED this 19 day of October, 2022


Notary Public



(TXR-1907) 02-01-2010



CLARK SURVEYING COMPANY, INC.

1315 SHERWOOD FOREST DR. — HOUSTON, TEXAS 77043 — 713/461-1400

March 28, 1984

FIELD NOTES Tract 53

Description of 0.1610 acres (7,011 square feet) out of Lot 12, Block 10, of Champions Terrace Subdivision Section II, renamed in Harris County Clerk's File No. H005977, originally recorded as Cashel Forest Section II in Volume 197, Page 62 of the Harris County Map Records, in the Benjamin Page Survey, Abstract 618, in Harris County, Texas, and being more fully described by metes and bounds as follows (with bearings referenced to said plat of Cashel Forest Section II):

COMMENCING at a 5/8-inch iron rod found in the Northwesterly right-of-way line of Cashel Castle Drive (60 feet wide as recorded in said plat of Cashel Forest Section II) at the South end of a 25.00 foot radius curve in Lot 9, Block 10 of said Cashel Forest Section II, and at the West corner of the intersection of said Cashel Castle Drive and North Cashel Oak Drive;

THENCE, S 57° 57' 18" W, along the Northwesterly right-of-way line of said Cashel Castle Drive, a distance of 237.06 feet to a 5/8-inch iron rod set for the East corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 57° 57' 18" W, continuing along the aforesaid right-of-way line, a distance of 28.00 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the left;

THENCE, SOUTHWESTERLY, continuing along the aforesaid right-of-way line and the arc of said curve to the left, having a radius of 62.50 feet, a central angle of 30° 58' 20", a chord bearing S 42° 28' 08" W, 33.38 feet, a total arc length of 33.79 feet to an "X" cut in concrete found for corner;

THENCE, N 32° 02' 42" W, a distance of 123.91 feet to a "X" cut in concrete found for corner;

THENCE, N 57° 57' 18" E, a distance of 60.16 feet to an "X" cut in concrete found for corner;

Texas Contemporary
83-08-1821

See Page 2

Page 2 of 2, 0.1610 acre

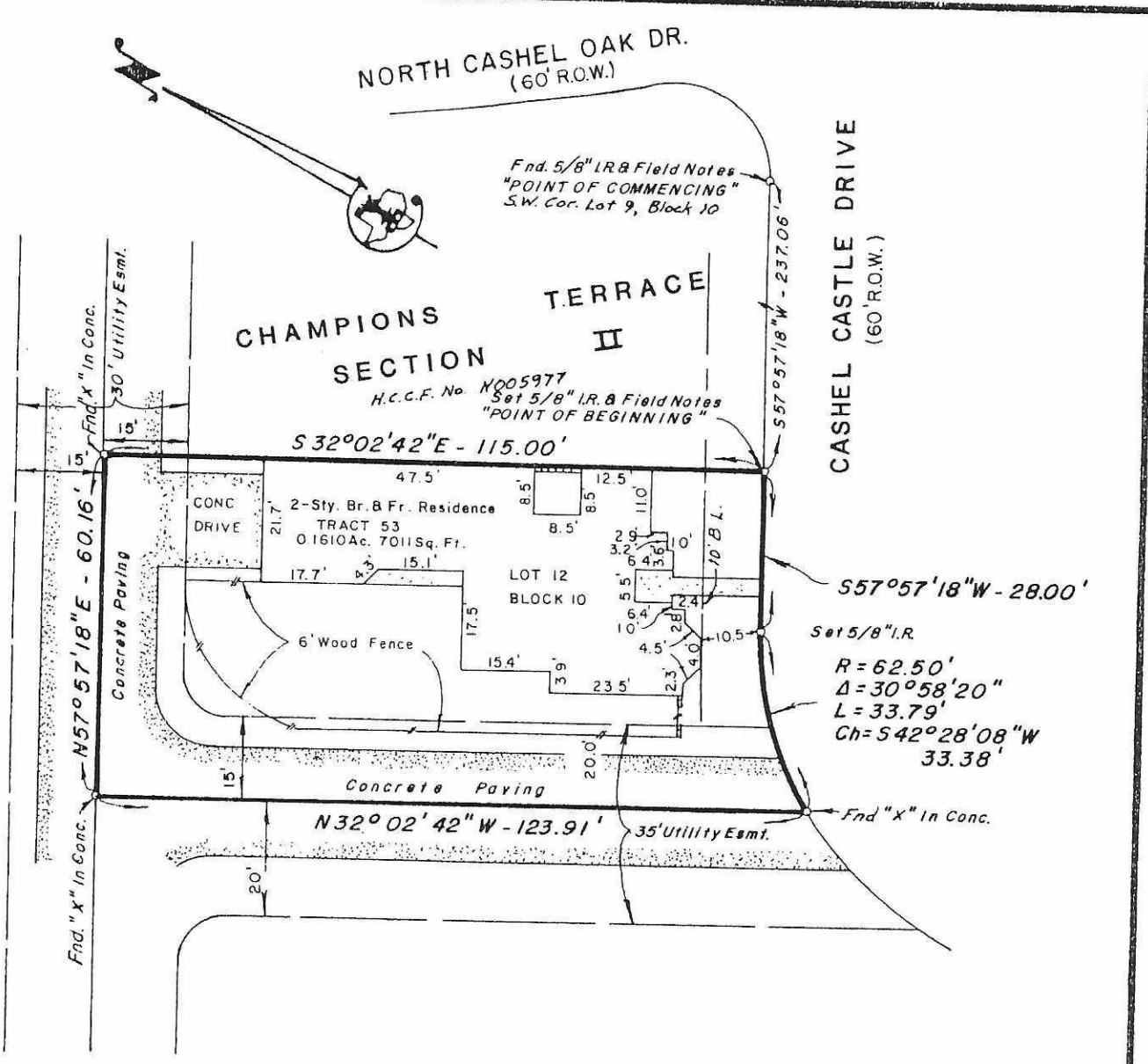
THENCE, S 32° 02' 42" E, a distance of 115.00 feet to the POINT OF BEGINNING and containing 0.1610 acres of land. This description is based on the Standard Land Survey and plat made by Martin T. Roe, Registered Public Surveyor, on March 28, 1984.

Martin T. Roe

Martin T. Roe
Registered Public Surveyor No. 2106



Updated 9/5/84
Texas Contemporary
83-08-1821
D75-T6



PURCHASER: Carlos Dixie et ux, L. Pearl Dixie
 ADDRESS: 4726 Cashel Castle Drive

Johule Helke
 5-31-06

TO TEXAS CONTEMPORARY HOMES, EXCLUSIVELY,
 I hereby certify that this survey was made on the
 ground March 28, 1984, that this plat correctly
 represents the facts found at the time of survey
 and that this professional service conforms to the
 current Texas Surveyors Association Standards
 and Specifications for a Category IB, Condition III
 Survey.

This survey was performed in connection with the
 information described in G.E. No. 450-84-1293
 of TEXAS AMERICAN Title Company,
 dated August 7, 1984.

Martin T. Roe
 MARTIN T. ROE R.P.S. No. 2106

Notes:

1. The Surveyor has not abstracted the subject property.
2. According to the U.S. Department of Housing and Urban Development Flood Insurance Rate Map, Community-Panel No. 480287 0200C, revised February 24, 1981, the subject property does not lie within the 100-year flood plain.
3. Champions Terrace Section II was originally platted as Cashel Forest Section II, Volume 197, Page 62 Harris County Map Records.
4. All bearings are referenced to the plat of Cashel Forest Section II as recorded in Volume 197, Page 62 of the Harris County Map Records.
5. All easements and building lines are according to the plat of Cashel Forest Section II as recorded in Volume 197, Page 62 of the Harris County Map Records, unless otherwise noted.
6. There exists an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground level upwards located adjacent to all public utility easements, according to the recorded plat(s).

UPDATED 9-5-84

| | |
|---|----------------|
| COMPLETION SURVEY OF 0.1610 ACRE OUT OF LOT 12, BLOCK 10, OF CASHEL FOREST SEC. II AS RECORDED IN VOL 197, PG. 62-H.C.M.R., IN THE BENJAMIN PAGE SURVEY, A-618, HARRIS COUNTY, TEXAS. | DATE 3-28-84 |
| | SCALE 1" = 30' |

CLARK SURVEYING COMPANY, INC.

1315 SHERWOOD FOREST DR HOUSTON TEXAS 77043 713/461 1400

| | | |
|---------------------------------|-------------------|------------------|
| DRAWN BY JERRY | CALC BY J R P | CHECKED BY M R C |
| CLIENT TEXAS CONTEMPORARY HOMES | JOB NO 83-08-1821 | |

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