

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

Date: 5-29-2022 GF No. _____
Name of Affiant(s): Cathy Adian John Frank Adian
Address of Affiant: 24943 Shady Oak Dr Hockley, TX 77447
Description of Property: S561100 LAKESIDE ESTATES 1 LOT 46 ACRES .45
County: Waller, 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 Virginia, 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 _____ 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 _____
6. We understand that we have no liability to Title Company any 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.

Cathy Adian
John Frank Adian

SWORN AND SUBSCRIBED this 29 day of May, 2022 in Norfolk, Virginia

Retsia McCleave
Notary Public

(TXR 1907) 02-01-2010

This notarial act was performed online by way of two-way audio/video communication technology.

This form is authorized for use by Ms. Mindy A Flint, a subscriber of the Houston Realtors Information Service, Inc.
MLS

RETZIA MCCLEAVE
Electronic Notary Public
Commonwealth of Virginia
Registration No. 32772
My Commission Expires Apr 30

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InstantFORMS

S 89°12'18" E 205.68'

S 89°10'00" E 194.68' FND 1/2" I.R. (BENT)

LOT 48

LOT 51

N 02°05'17" W 100.10'
S 02°05'17" E

100.07' W
S 03°44'02" W

N 89°10'25" W 202.08'

S 89°10'25" E 184.51'

" I.R. S 89°10'25" E 202.08'

FND 1/2" I.R. tps. 100834-00

FND 1/2" I.R. (BENT)

LOT 47

LAKESIDE ESTATES
SECTION ONE
VOL. 252, PG. 434, W.C.D.R.

LOT 52

S 02°05'17" E 100.14'

S 05°34'00" E 99.96'

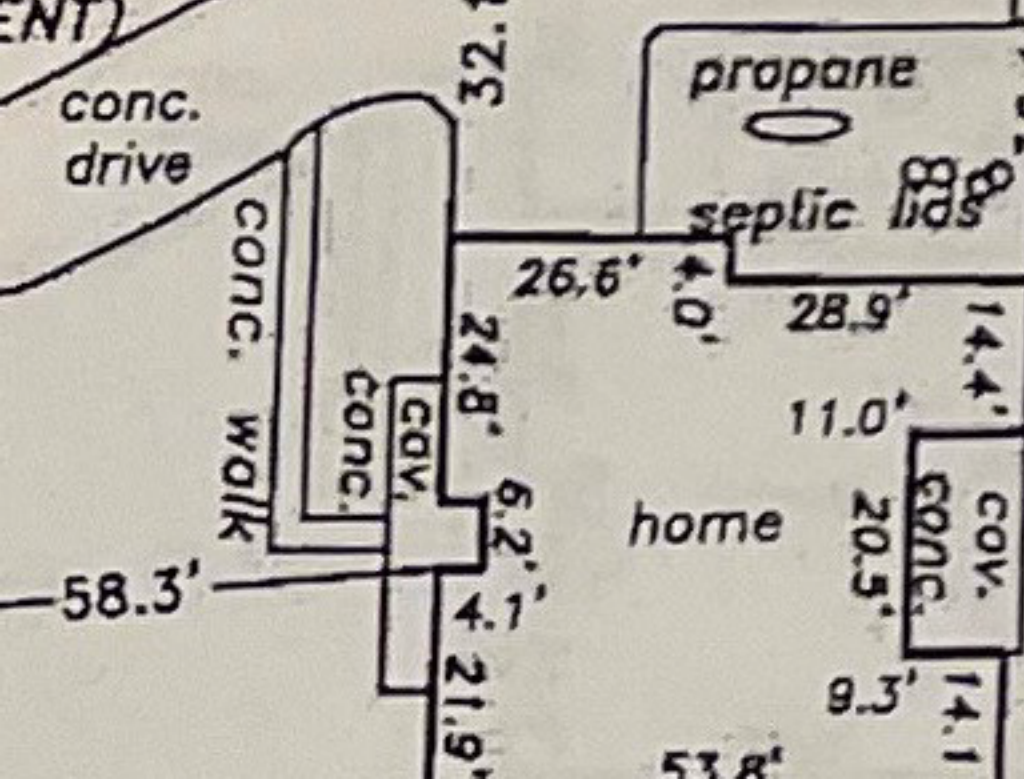
S 89°03'03" E 197.90'

S 89°22'26" E 190.55'

1/2" I.R. (BENT)

FND 1/2" I.R.

FND 1/2" I.R.



LOT 46

LOT 53

S 02°05'18" W 100.06'

S 05°36'05" E 100.07'

FOREST CIRCLE
(60' R.O.W.)

The subject tract (following restrictive

Those as per Vol. restrictions listed i Commitment.

- 1) Subject to rest under Vol. 227, P.
- 2) Subject to eas W.C.D.R.
- 3) Subject to eas W.C.D.R.
- 4) Subject to agr

Note: Bearings an recorded plat of monuments held subdivision.

-Survey is valid on it. Declaration It is not transfer owners.

-Surveyor has n of subject propo restrictions not for any addition restrictions not

Subject property not appear to the F.E.M.A. Flo 48473C 0100 E Information is b no responsibility

I hereby certify on the ground