

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

Date: August 26, 2022

GF No. _____

Name of Affiant(s): MICHAEL V VERHAGEN & SONIA M VERHAGEN

Address of Affiant: 737 Tulane St, Houston, TX 77007-1531

Description of Property: LT 02 BLK 01 TULANE WEST PAR R/P

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 24, 2019 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.

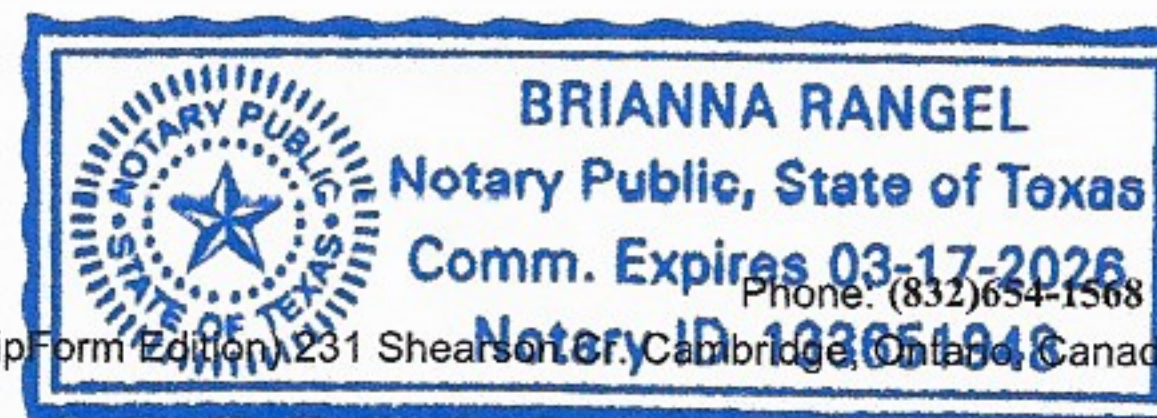
MICHAEL V VERHAGEN
MICHAEL V VERHAGEN

SONIA M VERHAGEN
SONIA M VERHAGEN

SWORN AND SUBSCRIBED this 26 day of August, 2022

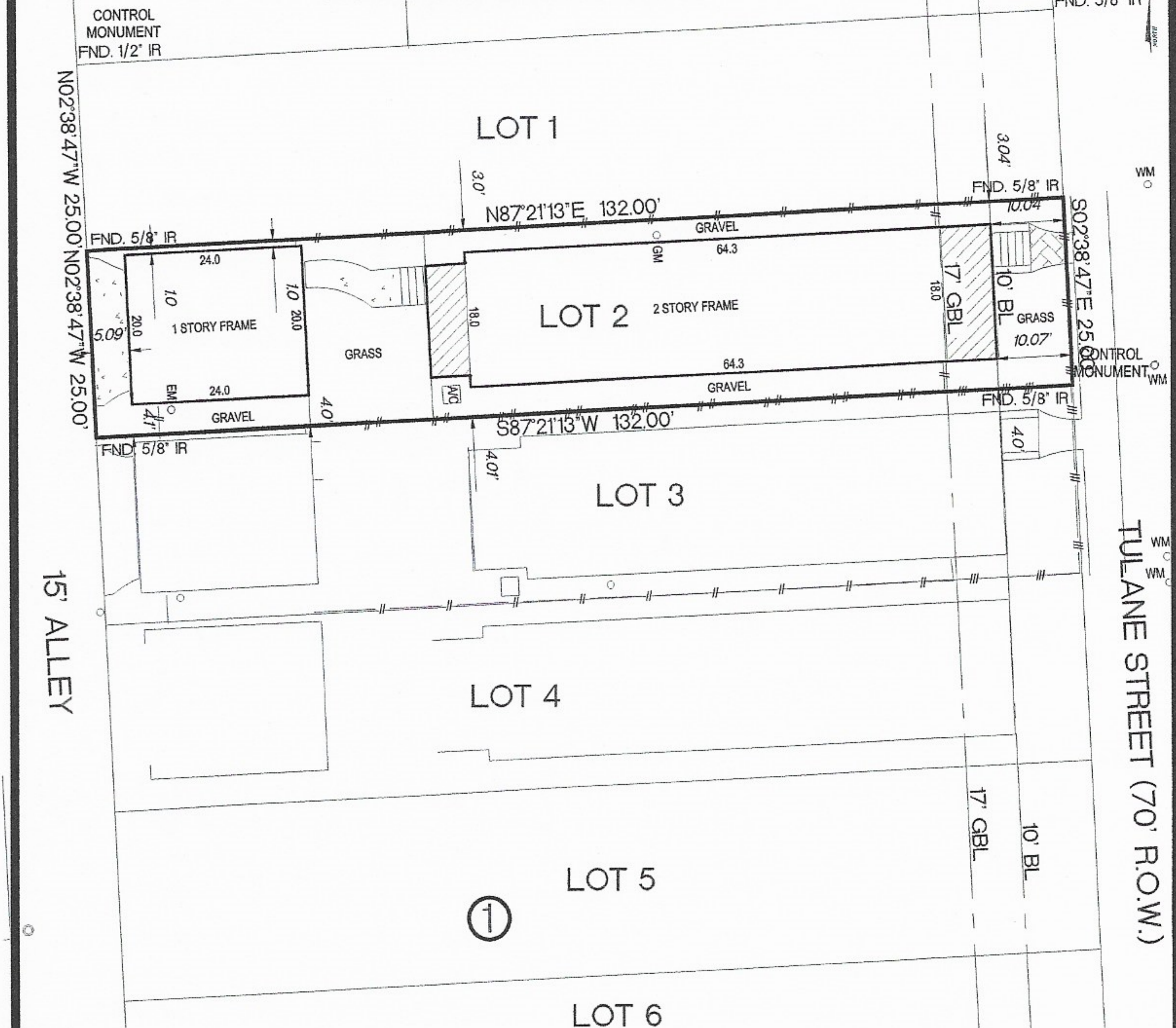
[Signature]
Notary Public

(TXR-1907) 02-01-2010



* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION. CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE FEMA WEBSITE <https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001+catalogId=10001+langId=-1>
 * Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area, and Lies in ZONE 'X'
 As per Community and Map 480296 48201C Panel 0670M Dated 06/09/2014

BLOCK 1
 HOLBROOK ESTATES LOT 2
 LOT 1 FILM CODE 480094 H.C.M.R.



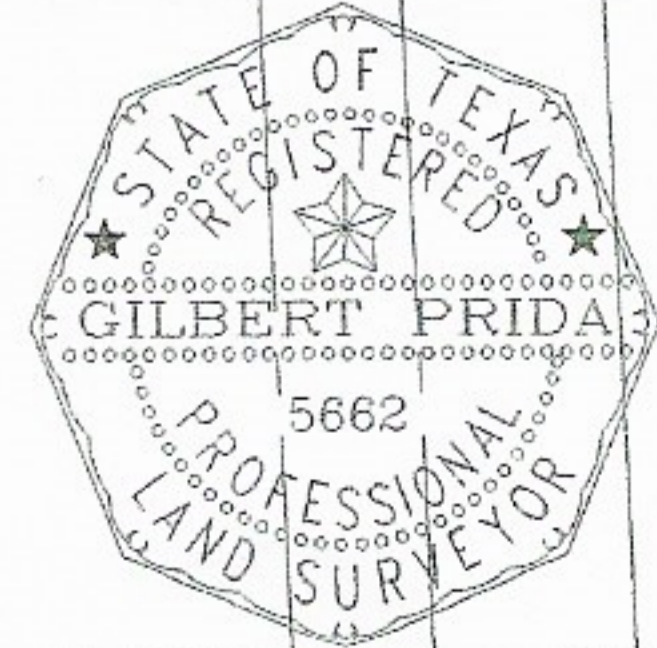
NOTES
 1.) SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN FILM CODE 676124 AND 686206 H.C.M.R.
 2.) SUBJECT TO CONSTRUCTION AND MAINTENANCE EASEMENT IN H.C.C.F.# RP-2016-86910, RP-2017-18143
 3.) PROPERTY SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 85-1878 AS RECORDED IN H.C.C.F.#N-253886, AMENDED IN 1999-262.
 BASIS OF BEARINGS THE RECORDED PLAT OF TULANE WEST IN FILM CODE 676124 H.C.M.R.
 SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN) WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES, SPECIALLY IN CONSTRUCTION SITUATIONS.

LOT	BLOCK	SUBDIVISION	SECTION
2	1	TULANE WEST PARTIAL REPLAT NO. 1	
COUNTY	STATE	RECORDED	SURVEY: -
HARRIS	TEXAS	FILM CODE 686206 H.C.M.R.	SCALE: 1"=20'
PURCHASER	MICHAEL V VERHAGEN AND SONIA M VERHAGEN		737 TULANE STREET, HOUSTON TEXAS 77007

SURVEYOR
MOMENTUM
 ENGINEERING+SURVEYING
 12651 BRIAR FOREST, SUITE 350
 HOUSTON, TEXAS 77077
 (TEL) 281-741-1998 (FAX) 281-741-2068
 E-MAIL GPRIDA@MSN.COM
 TX. REG. NO. 10109600

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.

 APR 02 2019
 GILBERT PRIDA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5662



	DATED	BY
FIELD WORK	04/01/2019	AS
DRAFTING	04/02/2019	GP
KEY MAP	492D	

MORT. CO.	ACADEMY MTG CORP
TITLE CO.	SOUTH LAND
G.F. NO.	GV1863076
JOB NO.	16-09007L2