

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

Date: 08/11/2022 GF No. TBD
Name of Affiant(s): Daniel Russell
Address of Affiant: 12715 Kinkaid Meadows Ln, Humble, TX 77346
Description of Property: 12715 Kinkaid Meadows Ln, Humble, TX 77346 (LT 14 BLK EAGLE SPRINGS SEC 38)
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 07/11/2017 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.

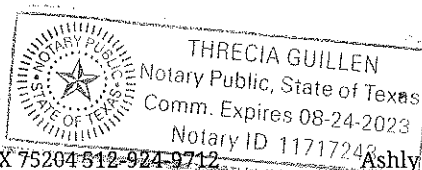
EXCEPT for the following (If None, Insert "None" Below): None

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.

Daniel Russell
dotloop verified
08/11/22 10:19 PM EDT
100L7GEP5CUCV08E

SWORN AND SUBSCRIBED this 17 day of Aug, 2022.

[Signature]
Notary Public
(TXR 1907) 02-01-2010



Boundary Survey

2249262
2249262

:NOTE:

All information shown on this survey, Relies on a Commitment for Title Insurance, as provided by the Title Company and GF number referenced hereon. The surveyor did not research subject property.

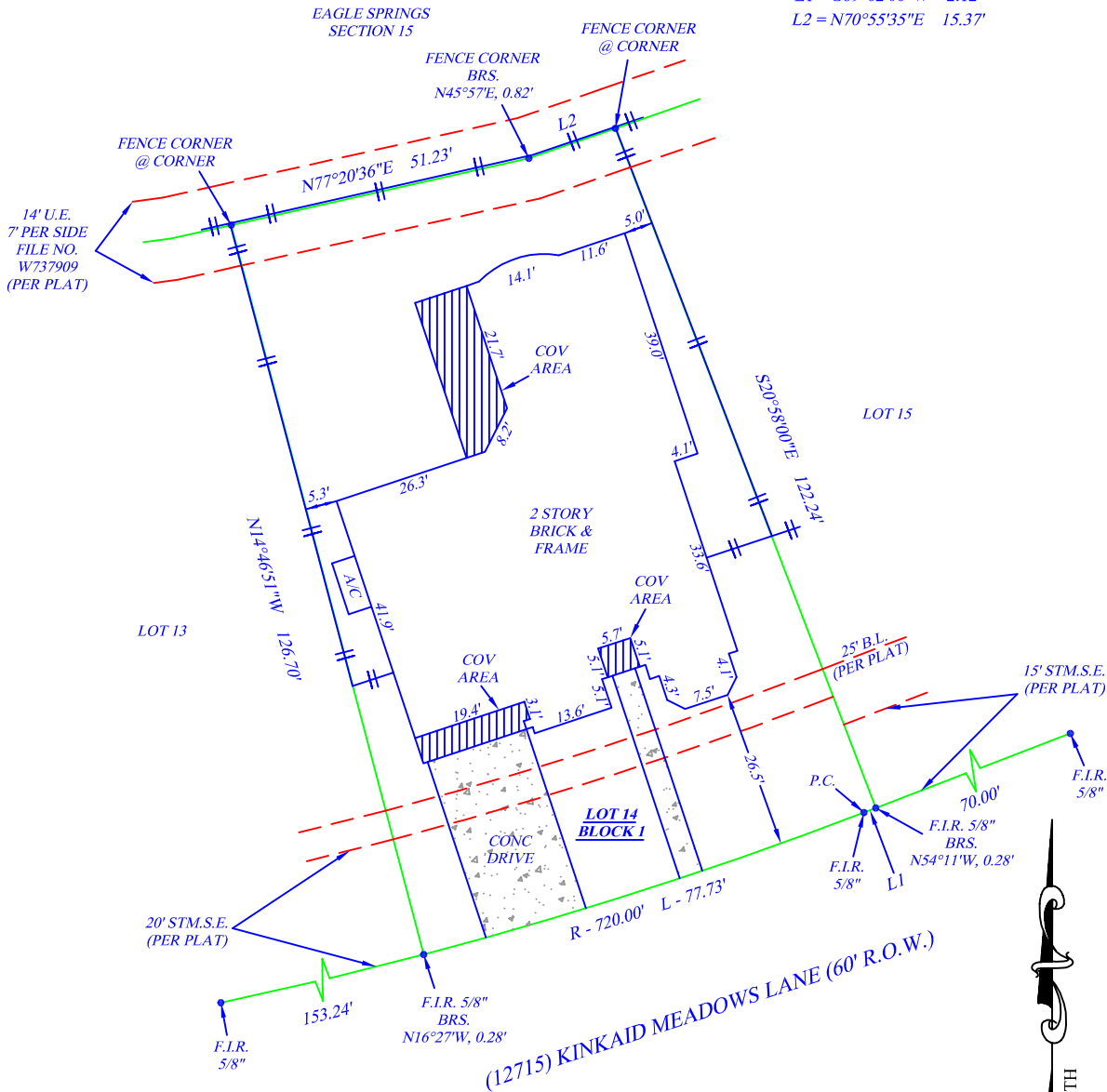
CHAIN LINK FENCE



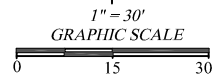
WOOD FENCE



L1 = S69°02'00"W 2.12'
L2 = N70°55'35"E 15.37'



- NOTES:**
- 1: ANY RESTRICTIVE COVENANTS RECORDED IN FILM CODE NO. 628129, MAP AND/OR PLAT RECORDS; COUNTY CLERK'S FILE NO(S) V039773, V255714, V397962, W048527, W671000, X127236, X652773, X723868, Y968881, 20100253361, 20100276227, 20120281309 THRU 20120281312, 20120371926, 20130291026, 20130291025, 20140134260, RP-2016-344870, RP-2016-573199 AND RP-2017-153730, OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS.
 - 2: A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION, (AS SHOWN ON DRAWING)
 - 3: THE UTILITY AND STORM SEWER EASEMENT(S) AS SET OUT ON PLAT/MAP RECORDED IN FILM CODE NO. 628129 OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN ON DRAWING)
 - 4: DRAINAGE EASEMENT 15 FEET ON EACH SIDE OF THE CENTER LINE OF ALL GULLIES, RAVINES AND OTHER NATURAL DRAINAGE COURSES ON THE HEREIN DESCRIBED PROPERTY.
 - 5: AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE, WITH DEVELOPER AND CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC., RECORDED IN COUNTY CLERK'S FILE NO. 20100381472, OF THE OFFICIAL PUBLIC RECORDS, OF HARRIS COUNTY, TEXAS.
 - 6: THE PUBLIC UTILITY EASEMENT, RECORDED IN COUNTY CLERK'S FILE NO. W737909, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AS SHOWN ON DRAWING)



RLS #: 17-06-0290
CLIENT #: 2249262-H080
FIELD DATE: 6/19/2017
DRAFTER: C. LAVAS
APPROVED: B.G. Wells
SCALE: 1" = 30'

ADDRESS
(12715) KINKAID MEADOWS LANE
HUMBLE, TX 77346

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 14, BLOCK 1, EAGLE SPRINGS, SECTION 38, A SUBDIVISION IN HARRIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO.
628129, OF THE MAP AND/OR PLAT RECORDS OF HARRIS COUNTY, TEXAS.

BASIS OF BEARINGS: RECORDED PLAT

LIST OF POSSIBLE ENCROACHMENTS: NONE

SURVEYOR INFORMATION:
ELITE SURVEYING COMPANY, INC.

P.O. Box 1697 "Se Habla Español" Phone: 281-997-1585
Pearland, TX. 77588-1697 Fax: 281-485-6321

First American Title Company

KELLER WILLIAMS REALTY
Metropolitan

See My New Home!

SURVEYOR FILE NUMBER: 6-29-17

The Certified Registered Professional Land Surveyor signing this survey alone certifies the accuracy and sufficiency of the survey provided hereon.

CERTIFIED TO: (AS FURNISHED)

First American Title Insurance Company
JP MORGAN CHASE BANK, N.A.
DANIEL RUSSELL & EMILY RUSSELL

LEGEND

A/C: AIR CONDITIONER	OHU: OVERHEAD UTILITY LINE
BLDG.: BUILDING	(P.): PLATTED
(C.): CALCULATED	P.C.: POINT OF CURVATURE
C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING
CBW: CONCRETE BLOCK WALL	P.O.C.: POINT OF COMMENCEMENT
CL: CENTERLINE	P.P.: POWER POLE
C.N.A.: CORNER NOT ACCESSIBLE	P.R.C.: POINT OF REVERSE CURVATURE
CONC.: CONCRETE	P.R.M.: PERMANENT REFERENCE MONUMENT
COV: COVERED	R/W: RIGHT OF WAY
C/S: CONCRETE SLAB	S/W: SIDEWALK
(D.): DESCRIPTION	CLF: CHAIN LINK FENCE
DNW: DRIVEWAY	WF: WOOD FENCE
(M.): MEASURED	

SURVEYOR'S CERTIFICATE

I, Bradley G. Wells, Texas Registered Professional Land Surveyor No. 5499, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

Bradley G. Wells
BRADLEY G. WELLS
5499
REGISTERED PROFESSIONAL LAND SURVEYOR

FOR THE FIRM

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 480287, 0510L, LAST REVISION DATE 6-18-07.
THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

RESIDENTIAL LAND SERVICES

FOR ALL CONTACT INQUIRIES: RLS
Info@rlsnow.com
(888) 457-7878
Form 6.7X

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				C.L.	B.W.

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____