

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

Date: 08/22/2022 GF No. _____
Name of Affiant(s): Emily Russell
Address of Affiant: 18539 Triana Bend Ln, Humble, TX 77346
Description of Property: 18539 Triana Bend Ln, Humble, TX 77346 (LT 70 BLK 1 EAGLE SPRINGS SEC 51)
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 04/20/2021 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.

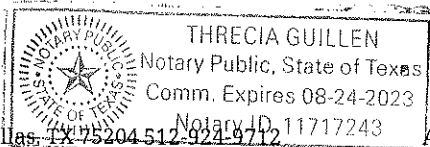
EXCEPT for the following (If None, Insert "None" Below): None

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.

Emily Russell
dotloop verified
08/22/22 10:45 AM CDT
HARRIS COUNTY TEXAS

SWORN AND SUBSCRIBED this 22 day of Aug, 2022

Notary Public
(TXR 1907) 02-01-2010



ADDRESS : 18539 TRIANA BEND LN
HUMBLE, TX 77346

CLIENT : THRECIA GUILLEN

BUYER : EMILY ELISABETH RUSSELL

LENDER : PRIMELENDING

A BOUNDARY WITH TITLE SURVEY OF

LOT 70, IN BLOCK 1, OF EAGLE SPRINGS SEC. 51, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 675586 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON THE RECORDED PLAT)



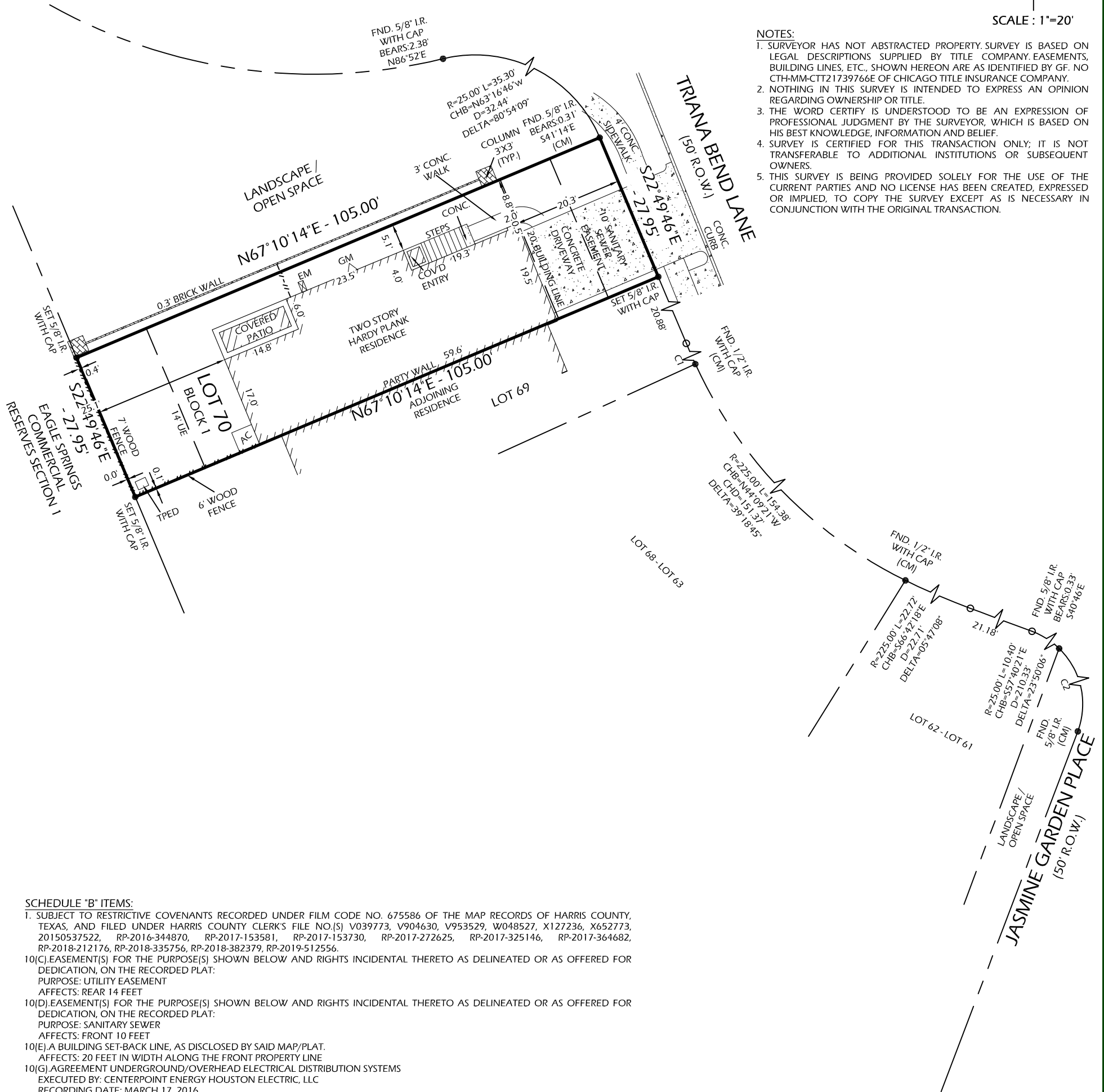
CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	01°39'51"	6.53'	225.00'	N23°40'03"W	6.53'
C2	66°09'55"	28.87'	25.00'	S12°40'21"E	27.29'



SCALE: 1"=20'

NOTES:

1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO CTH-MM-CTT21739766E OF CHICAGO TITLE INSURANCE COMPANY.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.



SCHEDULE "B" ITEMS:

1. SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER FILM CODE NO. 675586 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND FILED UNDER HARRIS COUNTY CLERK'S FILE NO.(S) V039773, V904630, V953529, W048527, X127236, X652773, 20150537522, RP-2016-344870, RP-2017-153581, RP-2017-153730, RP-2017-272625, RP-2017-325146, RP-2017-364682, RP-2018-212176, RP-2018-335756, RP-2018-382379, RP-2019-512556.
- 10(C). EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED PLAT:
PURPOSE: UTILITY EASEMENT
AFFECTS: REAR 14 FEET
- 10(D). EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED PLAT:
PURPOSE: SANITARY SEWER
AFFECTS: FRONT 10 FEET
- 10(E). A BUILDING SET-BACK LINE, AS DISCLOSED BY SAID MAP/PLAT.
AFFECTS: 20 FEET IN WIDTH ALONG THE FRONT PROPERTY LINE
- 10(G). AGREEMENT UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEMS
EXECUTED BY: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
RECORDING DATE: MARCH 17, 2016
RECORDING NO.: UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) RP-2016-110039.
- 10(H). EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC ("CNP ELECTRIC"), CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS ("CNP GAS"), CENTRAL TELEPHONE COMPANY OF TEXAS ("CENTURYLINK"), AND COMCAST OF HOUSTON, LLC ("COMCAST")
RECORDING DATE: MARCH 1, 2016
RECORDING NO.: UNDER HARRIS COUNTY CLERK'S FILE NUMBER(S) RP-2016-84195.

DATE: 03/29/21

REVISION:

DRAWN BY: G.S.

APPROVED BY: DWG

PROJECT NO: GL-8670

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONTROL MONUMENT
I.R./I.P. - IRON ROD/IRON PIPE
EM - ELECTRIC METER
GM - GAS METER
UE - UTILITY EASEMENT
AE - AERIAL EASEMENT

Daniel W. Goodale
DANIEL W. GOODALE, R.P.L.S. NO. 4919

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.



FLOOD INFORMATION

PROPERTY "IS NOT" IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0505M DATED 6-09-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY
SUITE # 129
HOUSTON, TEXAS 77092



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