

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(May Be Modified as Appropriate for Commercial Transactions)**

**Date:** December 10, 2020

**GF#:** FTH-12-FAH20016300

**Name of Affiant(s):** Gurmeet S Walia and Harleen Kaur Walia  
**Address of Affiant:** 10119 Shagbark Hickory Ct, Tomball, TX 77375  
**Description of Property:** Lot(s): 19 Block: 2 Pine Trace Village Section: 8  
Harris County, 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 duly 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 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.



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(Continued)

Gurmeet Walia  
Gurmeet S Walia

Harleen K Walia  
Harleen Kaur Walia

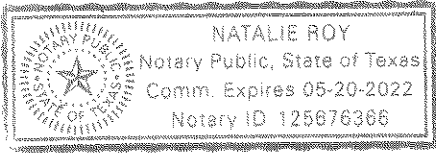
State of Texas

County of Montgomery

Sworn to and subscribed before me on 12/11/2020 by Gurmeet S Walia and Harleen Kaur Walia.

(Personalized Seal)

Natalie Roy  
Notary Public's Signature

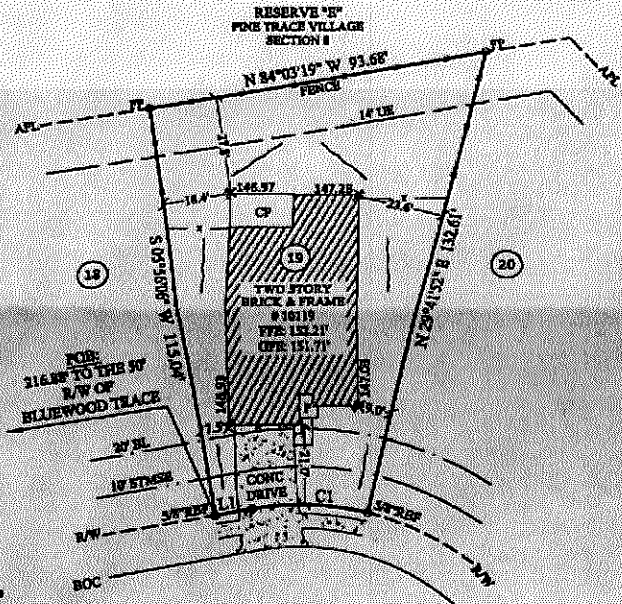


- GENERAL NOTES**
1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
  2. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THIS SUBDIVISION PLAN.
  3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION, IF APPLICABLE.
  4. THIS PLAN IS FOR INFORMATION USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
  5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
  6. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,448 FEET.
  7. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE DISCREPANCY OF ONE FOOT IN 18,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
  8. EQUIPMENT USED: TOPCON APL-1 TOTAL STATION.

CURVE (RADII) (ARC) (CHORD) (SANGH) (CHORD BEARING)	
R1 = 12.87	R2 = 12.71
CHORD BEARING = 132.61°	CHORD BEARING = 132.61°
CHORD DISTANCE = 12.87	CHORD DISTANCE = 12.71



ADDRESS: 10119 SHAGBARK HICKORY COURT  
 AREA: 7,915 S.F. - 6.18 ACRES  
 FILM CODE NO. 685405



- LEGEND**
- CP - Curved Path
  - F - Fence
  - BL - Building Line
  - SSBE - Storm Sewer Easement
  - APL - Approximate Property Line
  - BOC - Back of Chain
  - US - Utility Easement
  - CONC - Concrete
  - EMK - Meter Panel
  - FT - Foot Post
  - J - Joint
  - FVE - Finished Floor Elevation
  - GFE - Garage Floor Elevation
  - POB - Point of Beginning

SHAGBARK HICKORY COURT  
 50' R/W

COMMON PRIVACY  
 FENCES CONSTRUCTED  
 BY BUILDER

NOTE: BASE ELEVATION IS ASSUMED.  
 (FOR REFERENCE ONLY)

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



**SURVEY FOR:**  
**DR HORTON**

SUBDIVISION: FINE TRACE VILLAGE  
 LOT: 19 BLOCK: 2 SECTION: 8  
 HERRIS PROPERTY SURVEY, A-229  
 HARRIS COUNTY, TEXAS

FIELD WORK DATE: 03/01/2019  
 2019030119.DSK PC-CH

**CARTER & CLARK**  
**LAND SURVEYORS AND PLANNERS**

1050 Premiere Parkway, Suite 600  
 Duluth, GA 30097  
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 Toll Free: 888.637.1048  
 www.carterandclark.com  
 FIRM LICENSE: 10193759

