

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

Date: 11/11/2022 GF No. _____

Name of Affiant(s): RICHARD A COPELAND, COLETTE M COPELAND

Address of Affiant: 22503 BANEWOOD DR, TOMBALL, TX 77375

Description of Property: LT 12 BLK 2 RESERVE AT INVERNESS SEC 2
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.

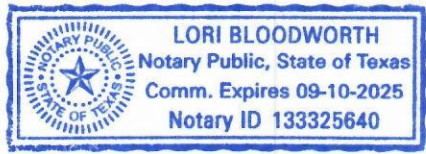
4. To the best of our actual knowledge and belief, since September 5, 2017 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

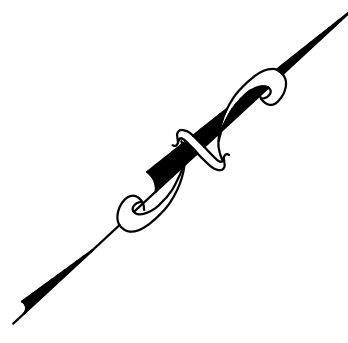
[Signature]
RICHARD A COPELAND
[Signature]
COLETTE M COPELAND



SWORN AND SUBSCRIBED this 11th day of November, 2022
[Signature]
Notary Public

GENERAL NOTES:

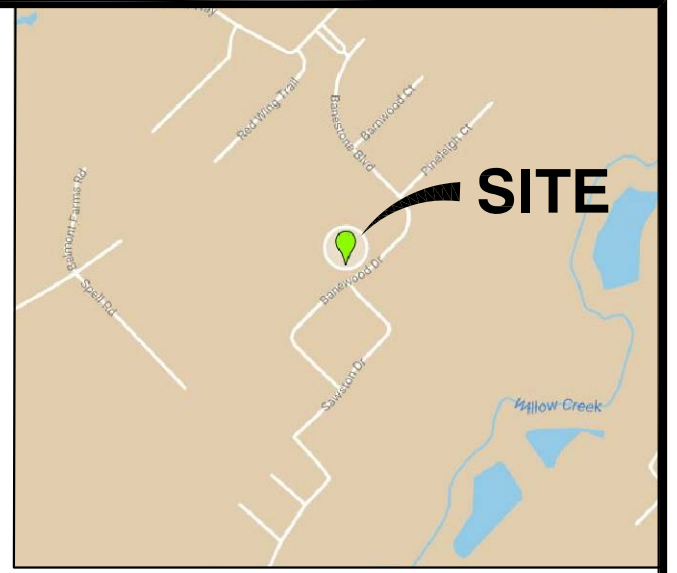
1. THE SURVEYOR HAS NOT ABSTRACTED THE SITE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OTHER RESEARCH AND MAY NOT REFLECT ALL ITEMS OF RECORD.
2. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. THIS PROJECT IS SITUATED IN ZONE "X" (UNSHADED) IN HARRIS COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48201C0230L DATED JUNE 18, 2007. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS OF RECORD IN FILM CODE NO. 621198, M.R. H.C.T. AND F.N. 20090078835, O.P.R.R.P. H.C.T.



GRAPHIC SCALE



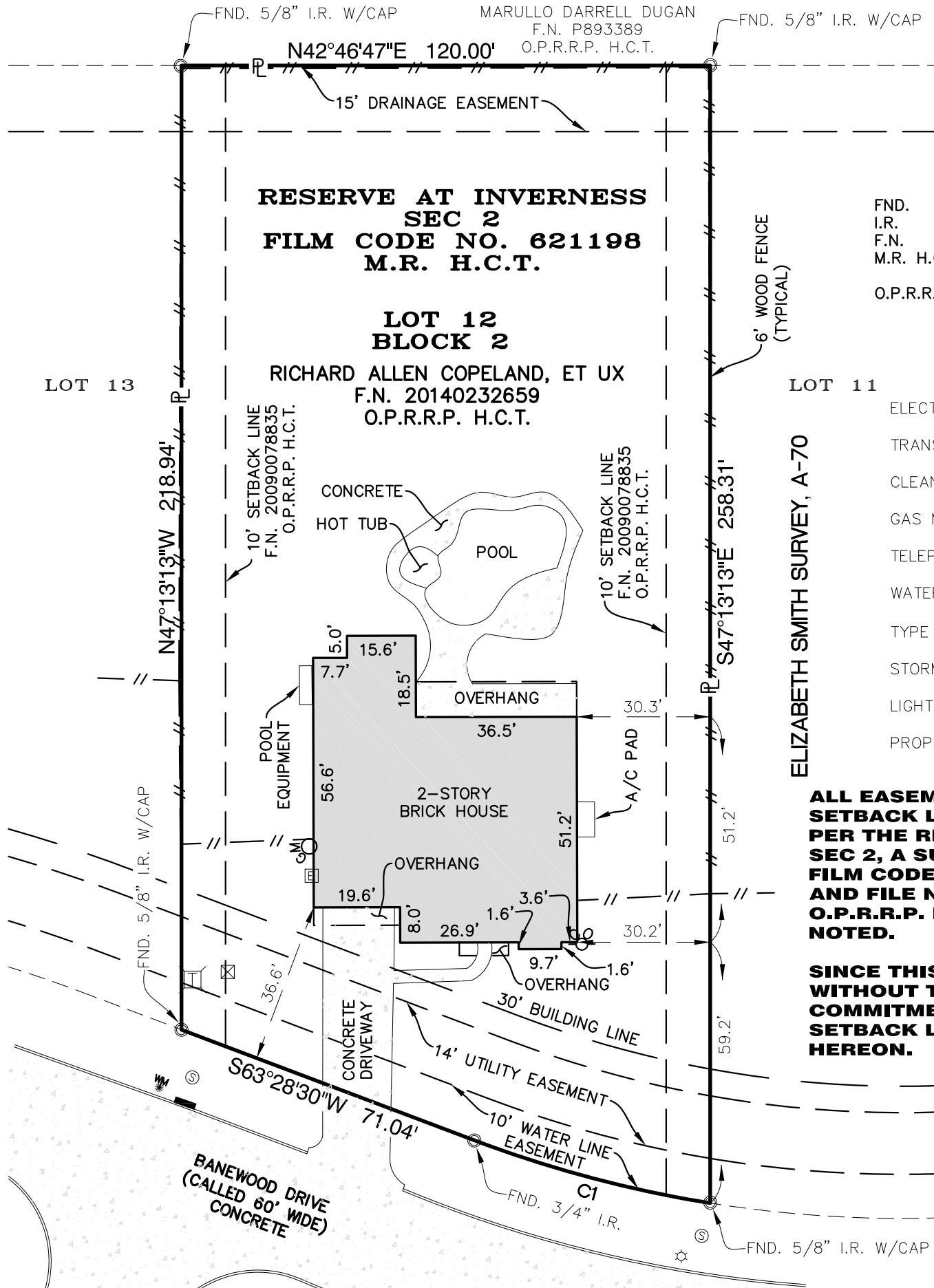
(IN FEET)
1 inch = 30 ft.



VICINITY MAP
N.T.S.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	55.50'	275.00'	11°33'51"	S 57°41'35" W	55.41'



ABBREVIATIONS

- | | |
|-------------------|---|
| FND. | FOUND |
| I.R. | IRON ROD |
| F.N. | FILE NUMBER |
| M.R. H.C.T. | MAP RECORDS |
| | HARRIS COUNTY, TEXAS |
| O.P.R.R.P. H.C.T. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS |

LEGEND

- | | |
|---------------------|----|
| ELECTRIC METER | ☐ |
| TRANSFORMER | ⊗ |
| CLEAN OUT | ⊕ |
| GAS METER | ⊙ |
| TELEPHONE PEDESTAL | ⊞ |
| WATER METER | WM |
| TYPE "B" INLET | — |
| STORM SEWER MANHOLE | ⊙ |
| LIGHT POLE | ⊛ |
| PROPERTY LINE | ⊥ |

ALL EASEMENTS, BUILDING AND SETBACK LINES SHOWN HEREON ARE PER THE RESERVE AT INVERNESS SEC 2, A SUBDIVISION OF RECORD IN FILM CODE NO. 621198, M.R. H.C.T. AND FILE NO. 20090078835, O.P.R.R.P. H.C.T. UNLESS OTHERWISE NOTED.

SINCE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, ALL EASEMENTS AND SETBACK LINES MAY NOT BE SHOWN HEREON.

TO: RICHARD ALLEN COPELAND, ET UX

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345
DATE: SEPTEMBER 5, 2017



LOT SURVEY OF
LOT 12, BLOCK 2
RESERVE AT INVERNESS
SEC 2
ELIZABETH SMITH SURVEY, A-70
HARRIS COUNTY, TEXAS

TOWN AND COUNTRY SURVEYORS

A LANDPOINT COMPANY
2219 SAWDUST ROAD, STE. 2003
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net



TBPLS REG. NO. 10194172