

T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)

Date: 1-20-2023 GF No. _____

Name of Affiant(s): Todd T. & Jacquelyn R. Gittel

Address of Affiant: 16002 Sydneyann Dr. Hookley TX 77447

Description of Property: Lt. 13 Blk 2. Stone Creek Ranch Sec 4

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 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 11/15/16 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. conveyance, 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): Added pool 2017

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.

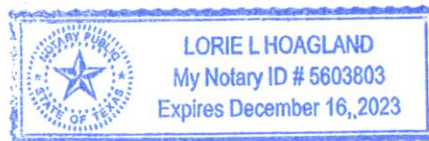
6. We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Todd T. Gittel

Jacquelyn R. Gittel

SWORN AND SUBSCRIBED this 20th day of January, 2023

Lorie L. Hoagland
Notary Public



(TAR- 1907) 5-01-08

***CITY ORDINANCES**
****RESTRICTIVE COVENANTS**
*****BUILDER GUIDELINES**

WIRE FENCE — X —
CHAIN LINK FENCE — 0 —
IRON FENCE — I —
WOOD FENCE — // —
OVERHEAD UTILITIES — U —

BL = BUILDING LINE
PL = PROPERTY LINE
UE = UTILITY EASEMENT
AE = AERIAL EASEMENT
MH = MANHOLE
FND = FENCE
BUILDING LINE
ESMT LINE
AERIAL ESMT

IR = IRON ROD
LP = IRON PIPE
PUE = PUBLIC UTILITY ESMT.
PAE = PERMANENT ACCESS ESMT.
MUE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY
FND = FOUND

LEGEND

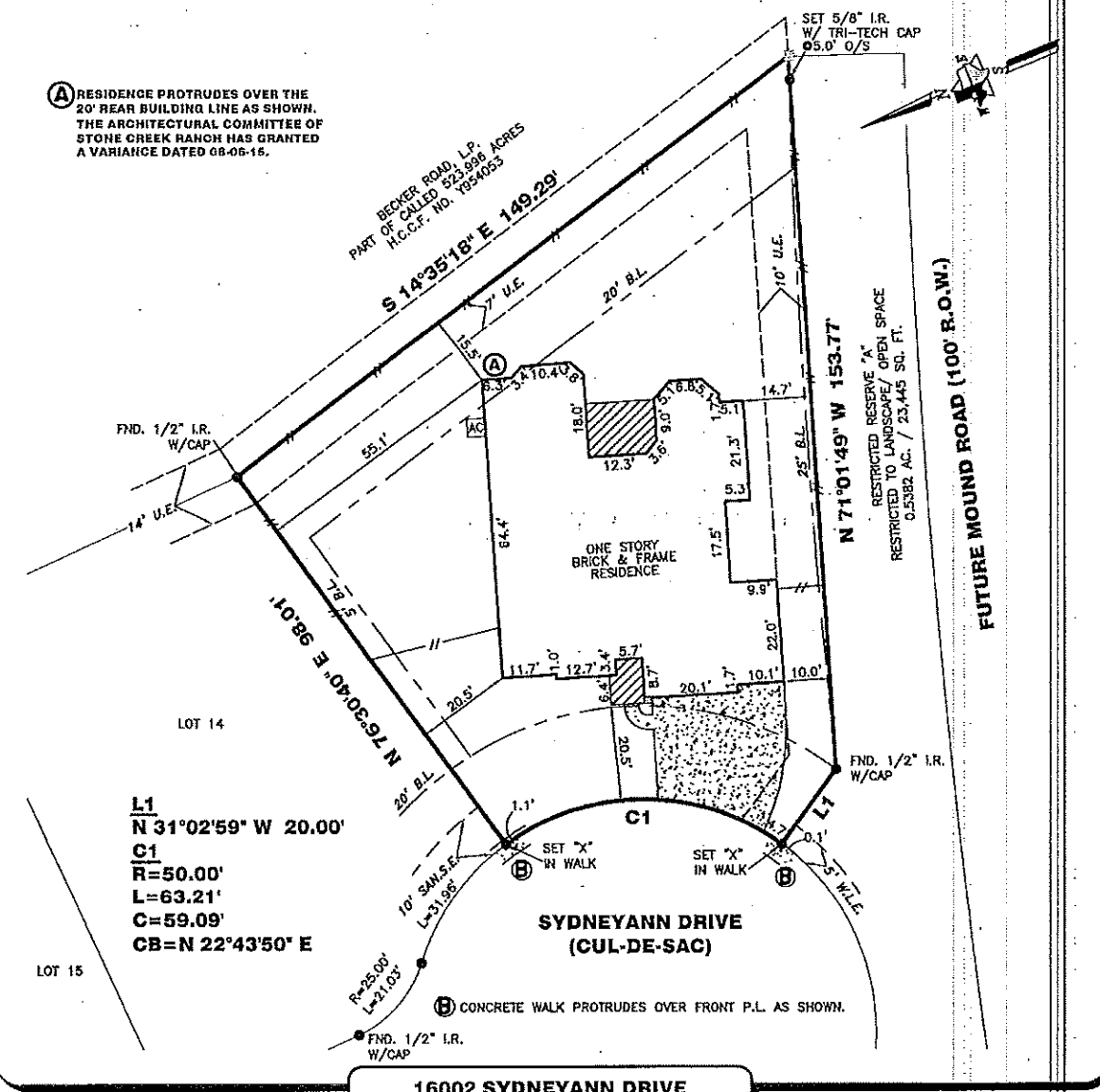
CONCRETE
ELECT. BOX
FIRE HYDRANT
LIGHT STANDARD
UTILITY POLE
MANHOLE
WATER METER
UTIL. PEDESTAL

COVERED
SOD

SCALE 1"=30'

15' 15' 30'

(A) RESIDENCE PROTRUDES OVER THE 20' REAR BUILDING LINE AS SHOWN. THE ARCHITECTURAL COMMITTEE OF STONE CREEK RANCH HAS GRANTED A VARIANCE DATED 08-06-15.



PROPERTY INFORMATION

LOT 13 BLOCK 2

SUBDIVISION:
STONE CREEK RANCH SEC. 4

RECORDING INFO:
FILM CODE NO. 670242, MAP RECORDS
HARRIS COUNTY, TEXAS

BORROWER:
TODD T. GUTEK and JACQUELYN R. GUTEK

TITLE CO.
PLATINUM TITLE PARTNERS, L.P.

G.F.# 15-21688-30 G.F. DATE: 12-03-15

SURVEYED FOR:
INFINITY CLASSIC HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: IF244-15

CLIENT JOB NO:
DRAWN BY: MC

BEARING BASE: REFERRED TO PLAT NORTH

INITIAL FIELD DATE: 09-08-15

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0385M

REVISED DATE: 10-16-13 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTERS OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "BROWN & GAY", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DERIVED PER FILM CODE NO. 970242, M.H.C.T.X., H.C.C. FILE NOS. 20120497792, 20120429954

C.O.H. ORDINANCE 65-1878 PER H.C.C.F. 8-12-2013 AND C.O.H. ORDINANCE 68-1312 PER H.C.C.F. 11-27-2013 AND AMENDED BY C.O.H. ORDINANCE 1493-2012

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/or DEEDS IN CONNECTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	01-05-16	FINAL	TDA
2	01-15-16	ADDED FRONT SIDEWALK	TDA

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610
FIRM REG. NUMBER 10115990

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown herein represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE CRITICAL SUBSCRIBED SURVEYORS SEAL AND SIGNATURE.

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J. MICHAEL MOORE
4400
PROFESSIONAL LAND SURVEYOR

2/15/16
SURVEYOR REGISTRATION