

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

Date: February 17, 2023 GF No. _____

Name of Affiant(s): Janet Pollard

Address of Affiant: 20315 Brightonwood Lane

Description of Property: Lot 2, Block 1, Windrose Eaglewood Section 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 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 _____ 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): _____

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.





SWORN AND SUBSCRIBED this 17 day of February, 2023
Notary Public _____

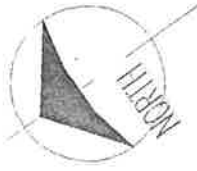
(TXR-1907) 02-01-2010

Texas Legacy Properties, 6056 FM 2920 Spring TX 77379
Donna Burke

Phone: 281-989-9655 Fax: 281-537-3328
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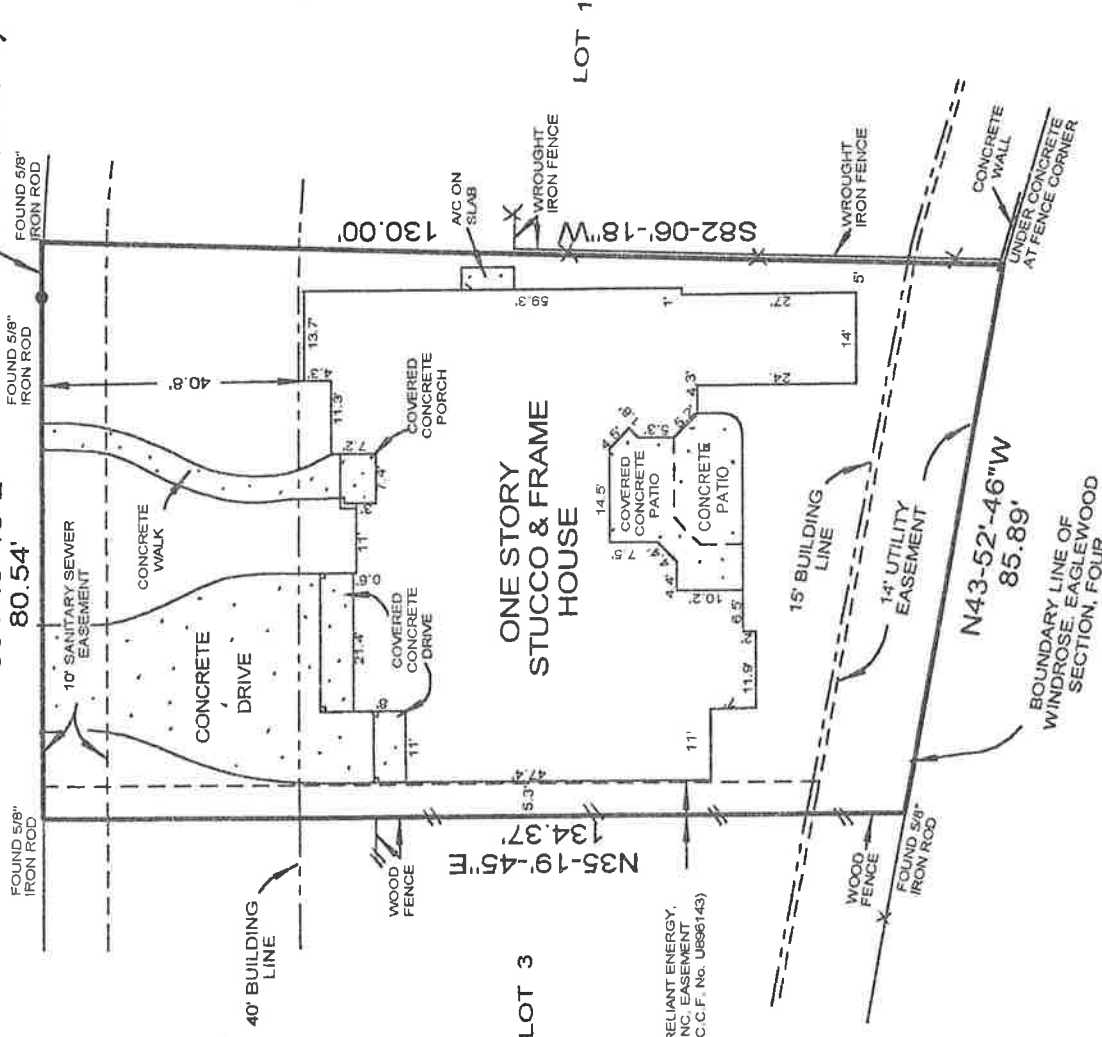
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Janet Pollard



BRIGHTONWOOD LANE
(50' R.O.W.)

S54-40'-15"E 80.54'
L=8.46' (CURVE)



LOT 3

ONE STORY
STUCCO & FRAME
HOUSE

LOT 1

5' RELIANT ENERGY, INC. EASEMENT (H.C.C.F. No. U896143)

NOTES:

1. Property shown hereon is subject to City of Houston Ordinances.
2. Restrictive Covenants recorded at Film Code No. 451127, H.C.M.R., and under H.C.C.F. No(s). S549311, S583809, U744520 and V028786.

PROPERTY ADDRESS:
20315 Brightonwood Lane
Spring, Texas

SURVEY FOR: JAMES M. POLLARD

Being: LOT 2, in Block 1, of WINDROSE, EAGLEWOOD, SECTION FOUR, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code No. 451127, of the Map Records of Harris County, Texas.

Thomas G. Robinson
Surveyor, Inc.

P.O. BOX 11097
SPRING, TEXAS 77391-1097
PHONE (713) 376-8211
FAX (713) 376-8295

Scale: 1" = 30'

I, Thomas G. Robinson, certify that this survey was performed under my supervision on April 19, 2002; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey; and that subject property is NOT in the 100 Year Flood Plain, and is in Zone "X" on F.I.R.M. Map # 48201C 0245 K dated April 20, 2000. This certifies only to easements and building lines shown on the recorded subdivision plat and on Commitment - GF# 02-42603783 of Alamo Title Company, dated March 19, 2002.



Thomas G. Robinson

Thomas G. Robinson, R.P.L.S. #1874
JOB #19536