

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

Date: 03/04/2023 GF No. \_\_\_\_\_

Name of Affiant(s): Sarah Jensen and Robert Jensen

Address of Affiant: 1811 Threeflower Court, Kingwood, TX 77345

Description of Property: LT 116 BLK 1 RIVERCHASE SEC 1

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 Policy of Title Insurance upon payment of the promulgated premium.

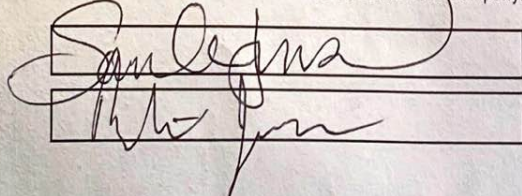
4. To the best of our actual knowledge and belief, since 2/14/2013 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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:

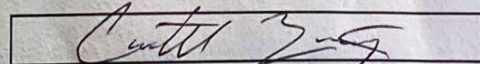
None

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 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.



SWORN AND SUBSCRIBED this 3 day of MARCH, 2023.



Notary Public

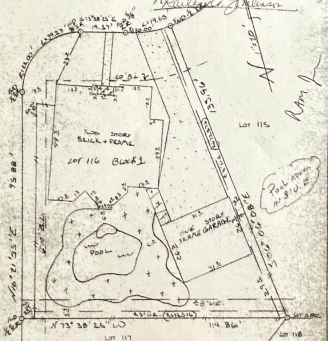
(TAR-1907) 5-01-08



811 THREEFLOWER COURT  
(50' R.O.W.)

*James Brant Tomlinson 2/18/04*  
*Ronald J. Tolson 2/18/04*


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



\*Restrictive Covenants as set out in Film Code No. 360133 Map Record as Clark's File No.(s). F677354, N084284, N084285, R120430, S159094, S151025, R160766, S249950, S249351, R297719, N615790, R615791, R629237, R657997, R660661, R732060, R732531, R732532, S196121, S196124, S197239, S197260, V734076, W549829 and W942868.  
 \*A 2 ft. wide easement for Audio and Video Communication service to point of service on residence structure as set out in Clark's File Nos. N084285 and R151094.  
 \*Agreement for underground/overhead electric service with HEAP as set out in Clark's File No. N084285.

Buyer James Brant Tomlinson and Darlene A. Tomlinson 8111 Threeflower Court Houston, Texas 77345

Described Property:  
 Lot One Hundred Sixteen (116), in Block One (1), of RIVERCHASE, SECTION ONE (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 360133 of the Map Records of Harris County, Texas.

TEXAS  SURVEYORS

COPYRIGHT 2001 BY TEXAS STAR SURVEYORS, INC.  
 We hereby certify that this survey was this day made on the ground of the property. Legally described herein for on the attached sheet, and is correct and there are no structural errors unless shown.  
 Note: There are no natural drainage courses on this property.  
 Note: This property does not lie in a flood hazard zone according to H.L.D. 9-1-84.

Q.F. 03-20018995  
 DATE 10-29-03  
 JOB# 010423

4820100310 J 11-6-96  
 Zone X

FIELD WORK	DATE	BY:
DRAFTING	10/29/03	DG RK

*HT*