

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 3-15-2023 GF No. _____

Name of Affiant(s): Jamie and Stephen Solt

Address of Affiant: 14607 W. Red Bayberry Ct. Cypress, Tx. 77433

Description of Property: lot 17 block 1 Fairfield village S. section 13
County: Harris, Texas

Name of Title Company: _____

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. (If not owners, 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 proposed insured 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 2/24/14 (date of existing survey) 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; or
(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 wood deck and outdoor grill/kitchen

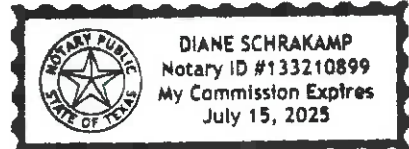
(5) We understand that the Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other parties and this affidavit does not constitute a warranty or guarantee of the location of the 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.

Jamie Solt
Affiant

[Signature]
Affiant

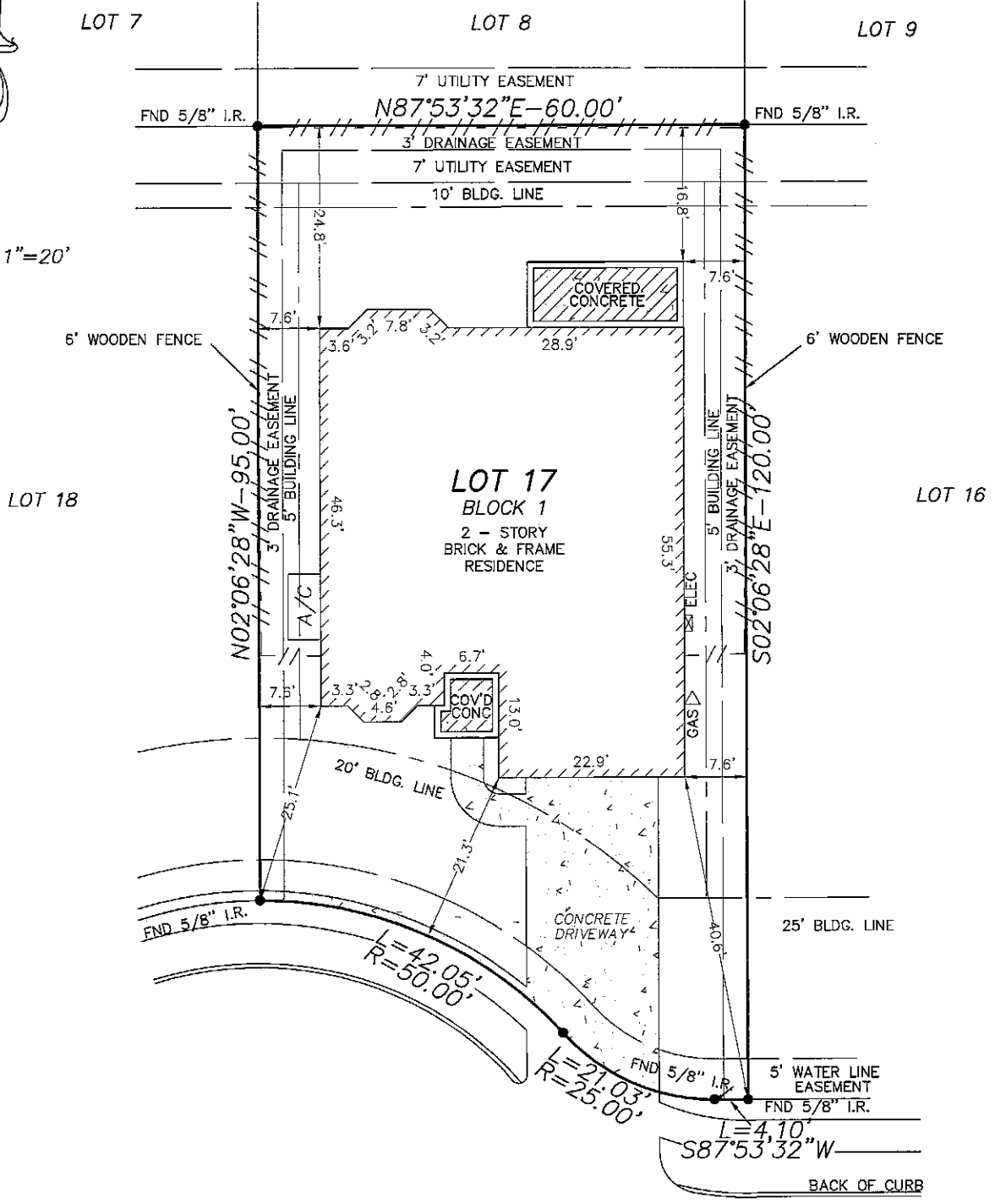
SWORN AND SUBSCRIBED this 15 day of March, 20 23



[Signature]
Notary Public



SCALE : 1"=20'



14607 W. RED BAYBERRY CT.
(CUL-DE-SAC)

NOTE:

1. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED UNDER C.F.NO. 20090027571 OF THE R.P.R.O.H.C.,TX.
2. A 3' WIDE EASEMENT ADJACENT TO AND PARALLEL TO EACH SIDE AND REAR LOT LINES. RECORDED UNDER C.F.NO. 20130149525 OF THE R.P.R.O.H.C.,TX.
3. BUILDING SETBACK LINE FOR RESIDENTIAL DWELLING, GARAGE OR IMPROVEMENT OTHER THAN APPROVED FENCING AND/OR LANDSCAPING 5' IN WIDTH ALONG THE SIDE PROPERTY LINE. RECORDED UNDER C.F.NO(S). Y-147551 & 20100051881 OF THE R.P.R.O.H.C.,TX.
4. OIL, GAS & OTHER MINERAL RIGHTS PER TITLE COMMITMENT.

CC:\FINALS\Fairfield Village South\FVS170113

MAP #48201C
COMMUNITY #480287PANEL # 0195L
DATE OF REVISION 06-18-2007
(OUTSIDE OF 100 YEAR FLOOD PLAIN) ZONE "X"
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION."

Surveyed for LEGEND HOMES on 02/24/14
Showing Lot 17 Block 1 of FAIRFIELD VILLAGE SOUTH
Section 13 in HARRIS County Texas according to the Map or Plat recorded in F.C.N. 616191 of the MAP records of HARRIS County.

REVISIONS		
02/25/14	FINAL	CC
W.O. No. 118711		
G.F. No. 1320119324		

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. There were no encroachments apparent on the ground except as shown hereon.

Daniel W. Goodale



Buyer: STEPHEN SOLT
JAMIE SOLT
Mortgage Co.: ARK-LA-TEX FINANCIAL SERVICES, LLC dba BENCHMARK MORTGAGE
Title Company: STEWART TITLE GUARANTY COMPANY

Hoffman Land Surveying, Ltd.,LLP
5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100

