

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

Date: March 23, 2023 GF No. _____

Name of Affiant(s): McVaugh Investments, LTD

Address of Affiant: 11200 Richmond Ave, Ste 100, Houston, TX 77082

Description of Property: LT 13 BLK 2 ROYAL OAKS COURTYARD VILLAS AMEND

County Harris County, 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 TX, 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."): Affiant is the owner of record for the property

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 December 13, 2022 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.



James McVaugh

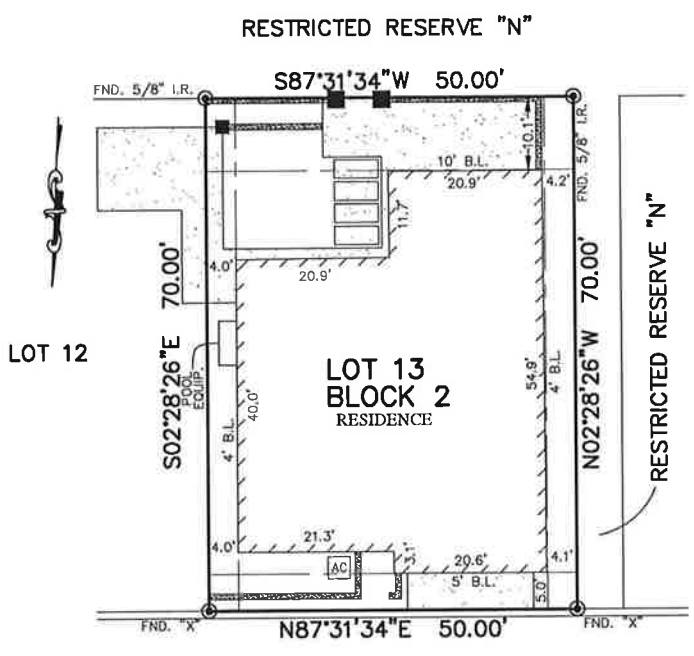
SWORN AND SUBSCRIBED this 23rd day of March, 2023



Notary Public
Teresa Teran
(TXR-1907) 02-01-2010



LEGEND		ELEV. ELEVATION		(H.G.)		BUILDER GUIDELINES		ELECTRIC		TELEPHONE		PAD MOUNTED	
		T.O.F.		M.A.E.		MAINTENANCE EASEMENT		BOX		PEDESTAL		TRANSFORMER	
—//—	WOODEN FENCE	F.F.	FINISHED FLOOR	S.L.E.	STREET LIGHT EASEMENT	INLET	INLET	⊕	ELECTRIC PEDESTAL	⊕	TELEPHONE PEDESTAL	⊕	GRATE DRAIN
—O—	CHAIN LINK FENCE	EXT.	EXTENDED	D.E.	DRAINAGE EASEMENT	MANHOLE & INLET	MANHOLE & INLET	⊕	CABLE PEDESTAL	⊕	FIRE HYDRANT	⊕	GAS METER
—E—	OVERHEAD ELECTRIC	PVT.	PRIVATE	E.E.	ELECTRIC EASEMENT	UTILITY VAULT	UTILITY VAULT	⊕	WATER METER	⊕	LIGHT POLE	⊕	MANHOLE
—B.L.	BUILDING LINE	CONC.	CONCRETE	S.S.E.	SANITARY SEWER EASEMENT	FND. FOUND	FND. FOUND	⊕	WATER VALVE	⊕	PROPERTY CORNER	⊕	GUY ANCHOR
—B.L.	BUILDING LINE	U.B.	UTILITY EASEMENT	I.R.	IRON ROD	BLDG. BUILDING	BLDG. BUILDING	⊕	PROPERTY CORNER	⊕	PROPERTY CORNER	⊕	POWER POLE
—EASEMENT	EASEMENT	W.L.B.	WATER LINE EASEMENT	I.P.	IRON PIPE	A.E.	AERIAL EASEMENT	⊕	PROPERTY CORNER	⊕	PROPERTY CORNER	⊕	POWER POLE



11515
ROYAL PLAIN AVENUE
 (28' P.A.E./P.U.E.)


- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. THERE MAY BE EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 3. BLDG. LINE (4' SIDES) PER D.C.C.R. (UNRECORDED).

PLAT OF SURVEY
 SCALE: 1" = 20'

FLOOD MAP:
 THIS PROPERTY LIES IN ZONE "X"
 AS DEPICTED ON COMMUNITY PANEL
 NO. 48201 C 0830 L, DATED: 06-18-2007
 *THIS INFORMATION IS BASED ON GRAPHIC PLOTTING.
 WE DO NOT ASSUME RESPONSIBILITY FOR EXACT

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FOR: MCVAUGH
 ADDRESS: 11515 ROYAL
 PLAIN AVENUE
 ALLPOINTS JOB #: MV83414JG
 G.F.:



ALLPOINTS
 SERVICES CORP
 PHONE: 713-468-7707
 T.B.P.L.S. No. 10122600

**LOT 13, BLOCK 2,
 ROYAL OAKS COURTYARD VILLAS
 AMENDING PLAT NO. 1
 FILM CODE NO. 668110, MAP RECORDS,
 HARRIS COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 23RD DAY OF JANUARY, 2018.

Steve P. Brister

