

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

Date: 3/24/2023 GF No.)

Name of Affiant(s): Jeff Black, Jennifer Black

Address of Affiant: 4315 Island Hills Dr., Houston TX 77059

Description of Property: LT 15 BLK 2 BROOKWOOD SEC 1A
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 Feb 13, 2019 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

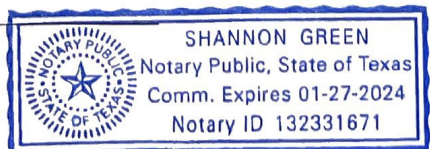
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Jeff R Black
JBlack

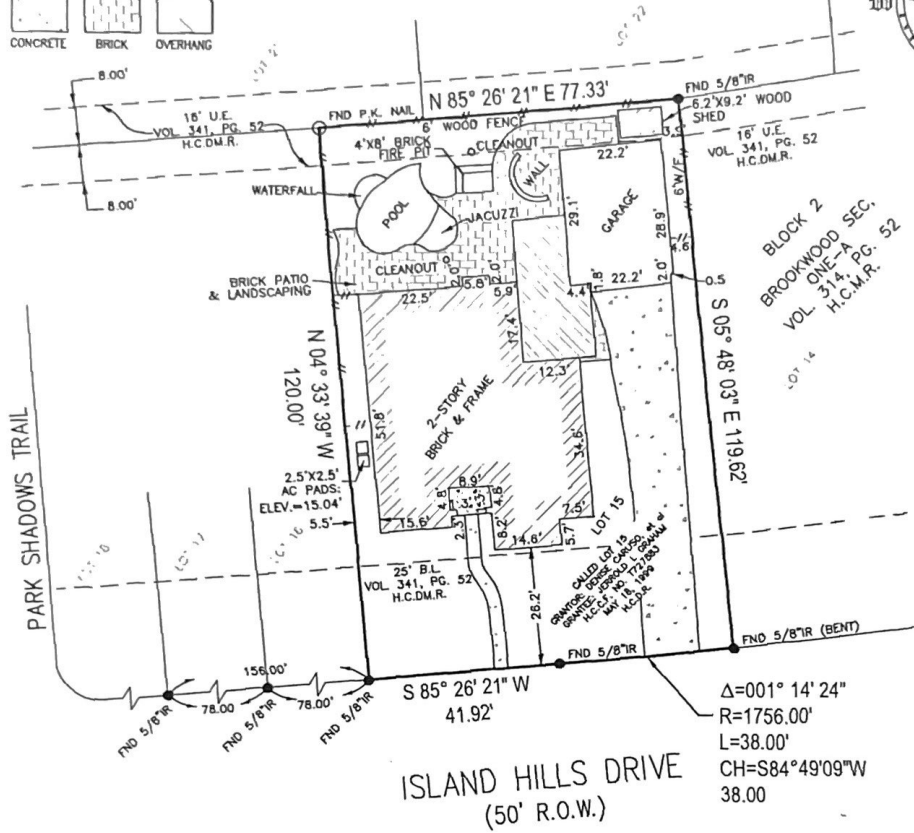
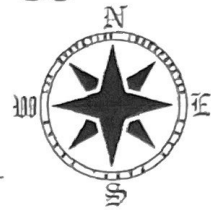
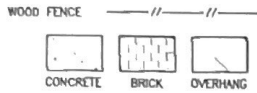
SWORN AND SUBSCRIBED this 24 day of March, 2023

Shannon Green
Notary Public



(TXR-1907) 02-01-2010

LEGEND:
 B.L. BUILDING LINE
 ELEV. ELEVATION
 FND FOUND
 IR IRON ROD
 U.E. UTILITY EASEMENT
 R.O.W. RIGHT OF WAY
 H.C.C.F. HARRIS COUNTY CLERK'S FILE
 H.C.D.R. HARRIS COUNTY DEED RECORDS



PROPERTY ADDRESS:
 4315 ISLAND HILLS DRIVE
 OWNER: JERROLD L. & LESLIE A. GRAHAM

- NOTES:**
- BEARINGS BASED ON VOL. 341, PG. 52 H.C.M.R.
 - LJA SURVEYING, INC. HAS RELIED UPON THE TITLE COMMITMENT AND SUPPORTING DOCUMENTS PROVIDED BY WESTCO LAND TITLE INSURANCE COMPANY, OF NO. P10010082, ISSUED ON FEBRUARY 1, 2019 WITH AN EFFECTIVE DATE OF JANUARY 29, 2019, IN PREPARING THIS SURVEY FOR ALL TITLE REFERENCES AND EASEMENTS SHOWN HEREON.
 - SUBJECT TO ANY BUILDING AND OR ZONING ORDINANCES IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS THAT MAY BE IN EFFECT AT THE TIME OF THIS SURVEY.
 - SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT IN VOLUME 341, PAGE 52 H.C.M.R. AND THOSE RECORDED IN CLERK'S FILE NO. L-858022, U-152082, V-650541 AND V-521172 ALL OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - SUBJECT TO LHA SECURING ANNUAL MAINTENANCE CHARGE AND SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS AS SET OUT IN INSTRUMENT(S) RECORDED UNDER CLERK'S FILE NO.(S) L858022, OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - SUBJECT TO BUILDING SET BACK LINE 5 FEET IN WIDTH ALONG THE INTERIOR PROPERTY LINE AS RECORDED UNDER CLERK'S FILE NO. L-858022 AND L-989283 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
 - SUBJECT TO BUILDING SET BACK LINE FOR GARAGE OR OTHER PERMITTED ACCESSORY BUILDING, 60 FEET OR MORE FROM THE FRONT PROPERTY LINE, MAY BE 3 FEET FROM THE INTERIOR LOT LINE, AS RECORDED UNDER CLERK'S FILE NO. L-858022 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

I, SCOT LOWE, DO HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF FEBRUARY, 2019.

SCOT LOWE



SURVEY OF
LOT 15, BLOCK 2,
BROOKWOOD SEC. ONE-A
VOL. 314, PG. 52 -H.C.M.R.

IN THE
SYLVESTER MURPHY LEAGUE,
A-53
HARRIS COUNTY, TEXAS

FEBRUARY 13, 2019 JOB NO. 2019-JG

LJA Surveying, Inc.

7438 Evie Lane
 Deer Park, Texas
 77536

Phone 281.930.0201

T.B.P.L.S. Firm No. 10193771

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