

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

Date: April 16, 2023 GF No. _____

Name of Affiant(s): Chelsy Y Fontenot

Address of Affiant: 13718 Sloth Bear Ct, Crosby, Tx 77532-2818

Description of Property: LT 59 BLK 1 Kodiak Crossing Sec 2

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 June 23, 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, replatting, 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

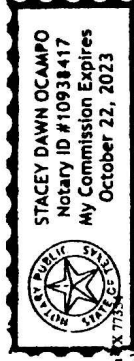
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Chelsy Y Fontenot
Chelsy Y Fontenot

~~SUBSCRIBED~~ AND SUBSCRIBED this 16th day of April, 2023

Stacey Dawn Ocampo
Notary Public
1856945E134D
Stacey Dawn Ocampo
(TXR-1907) 02-01-2010



* CITY ORDINANCES
 ** RESTRICTIVE COVENANTS
 *** BUILDER GUIDELINES
 () RECORD INFORMATION

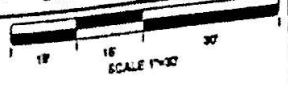
IR = IRON ROD
 IP = IRON PIPE
 PL = PROPERTY LINE
 UE = UTILITY EASEMENT

FND = FOUND
 FNC = FENCE
 PUE = PUBLIC UTILITY EMBT
 PAE = PERMANENT ACCESS EMBT.

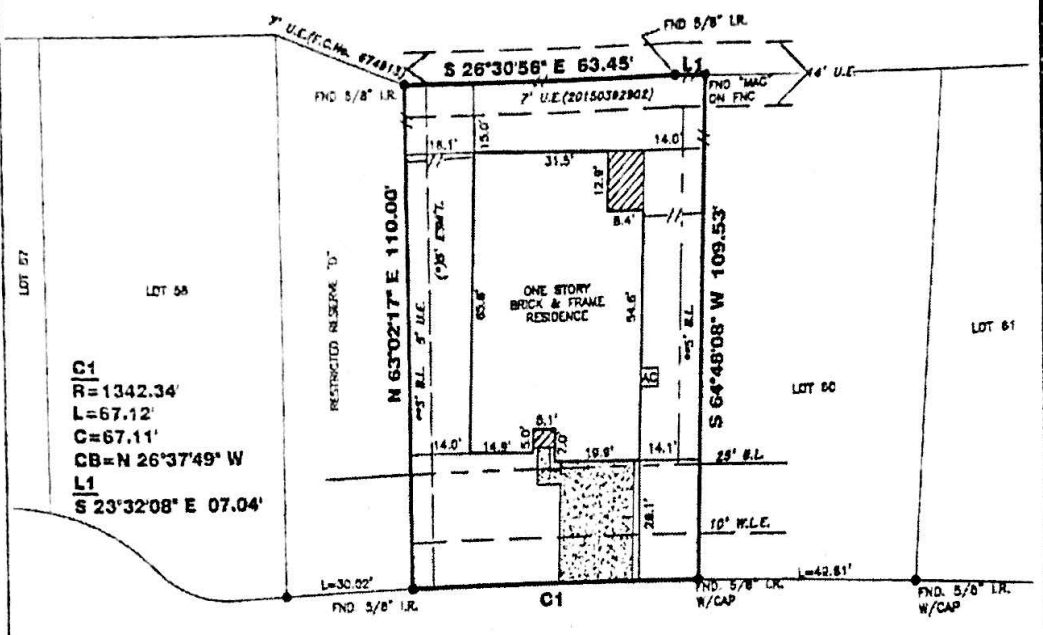
LEGEND
 MUE = MUNICIPAL UTILITY EMBT
 SSE = SANITARY SEWER EMBT
 WLE = WATERLINE EASEMENT
 ROW = RIGHT-OF-WAY

CONCRETE
 COVERED
 500
 BRICK
 AC PAD
 ELEC BOX
 UTIL. PED.
 MANHOLE
 WATER METER

IRON FENCE
 WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)



KODIAK CROSSING
SECTION 1
F.C. NO. 874913, N.C.M.R.



C1
R=1342.34'
L=67.12'
C=67.11'
CB=N 26°37'49" W
L1
S 23°32'08" E 07.04'

**SLOTH BEAR COURT
(50' R.O.W.)**

Chelsy Fontenot
(15' EMBT. - 201925947)

13718 SLOTH BEAR COURT

PROPERTY INFORMATION

LOT 59 BLOCK 1

SUBDIVISION:
KODIAK CROSSING SEC. 2

RECORDING INFO:
FILM CODE 684626, MAP RECORDS,
HARRIS COUNTY, TEXAS

BORROWER:
CHELSY YVONNE FONTENOT

TITLE CO.
ALAMO TITLE COMPANY
C.F.# PHT1908352 C.F. DATE: 06-23-19

SURVEYED FOR:
K.HOVNANIAN OF HOUSTON, II, L.L.C.

DRAWING INFORMATION

TRI-TECH JOB NO: BH2129-19

CLIENT JOB NO: _____

DRAWN BY: NK

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 03-20-19

FLOOD INFORMATION

F.I.A.M. NO: 48201C PANEL: 0545L

KEYWORD DATE: 08-18-07 ZONE: "X"

FLOOD INFORMATION CAPTIONED HEREON IS BASED ON CENSUSING THE LOCATION OF THE FLOOD TRACED ON THIS FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATE ZONES AND IS NOT INTENDED TO BE USED TO DETERMINE FLOOD DAMAGE POTENTIAL. WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION DERIVED FROM THIS SURVEY. TO VERIFY MAP CHANGES

NOTES:

ALL DIMENSIONS AND BUILDING LINES SHOWN ARE FOR THE DESCRIBED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIONS, EMBTMENTS AND EASEMENTS ARE OFFERED FOR REAL ESTATE UNDER THE TERMS AND CONDITIONS OF THE INSTRUMENTS BY WHICH THEY ARE CREATED AND ARE NOT TO BE CONSIDERED AS A PART OF THIS SURVEY UNLESS SPECIFICALLY REFERRED TO THEREIN.

ALL FND DATA ARE STAMPED "A.L.S. & P.L.S. USED UNLESS OTHERWISE NOTED."

NOTICE TO A BORROWER: EMBTMENT IS ON EACH SIDE OF THE CENTERLINE OF ALL UTILITY EMBANKMENTS COURSES IN THIS SURVEY AS SHOWN ON RECORDING PLAT BY SAME COURSE.

A.L.S. DIMENSIONS SHOWN PER R.O.W. NUMBER AND R.O.W. ORDINANCE SO THIS PLAT MEETS ALL REQUIREMENTS AND IS SUBJECT TO CITY ORDINANCES.

PROPERTY SUBJECT TO PROBES RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A FINAL RECORD OF THE SURVEYOR'S ENCUMBRANCES BY RECORD IS REGISTERED AND THIS SURVEY IS BASED ON THE RECORDS SHOWN PLAT ALONG WITH RECORDS OF CONSTRUCTION WITH TITLE BY WHICH THEY ARE BASED FROM THE TITLE REPORT, IN THE RECORD.

ALL SURVEY LINES RECORDED EXCEPT UNRECORDED EASEMENTS, BUILDING RESTRICTIONS, EMBTMENTS, ETC. ARE UNDER ORDINANCES INCLUDING CITY OF HOUSTON (C.A.M.) AND EFFECTIVE PROPERTY SHOULD BE MARKED.

THIS SURVEY DOES NOT COVER ANY CLAIMS BUTTER OF OTHER SURVEYORS OR OTHER FEATURES WHICH MAY INTERFERE WITH SURVEY, EMBANKMENT AND OF SURVEY LINES VALUES AND THE SURVEY WITHIN THESE.

TRI-TECH
SURVEYING COMPANY, L.P.

10491 WHISTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

www.tritechtx.com TRIPLS #10115909

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under the supervision of the tract or parcel of land, according to the map or plan thereon, in the manner herein.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
© 2019 TRI-TECH SURVEYING COMPANY, L.P.

7/5/19

STATE OF TEXAS REGISTERED

CODY L. CONDRON
5899
PROFESSIONAL LAND SURVEYOR

[Signature]

SURVEYOR REGISTRATION

REVISIONS

NO.	DATE	REASON	BY
1	06-24-19	FINAL SURVEY	CM
2	07-05-19	ADD PROPERTY NAME	MDM