

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

Date: April 30, 2023

GF No. \_\_\_\_\_

Name of Affiant(s): Jennifer Mary Bingham,

Address of Affiant: 18206 Waverly Hollow Lane, Cypress, Texas 77429

Description of Property: LT 4 BLK 4 CYPRESS RIDGE SEC 5

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 April 15, 2016 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.

Jennifer Mary Bingham  
Jennifer Mary Bingham

\_\_\_\_\_

SWORN AND SUBSCRIBED this 1 day of May, 2023

[Signature]  
Notary Public



# Acknowledgment by Individual

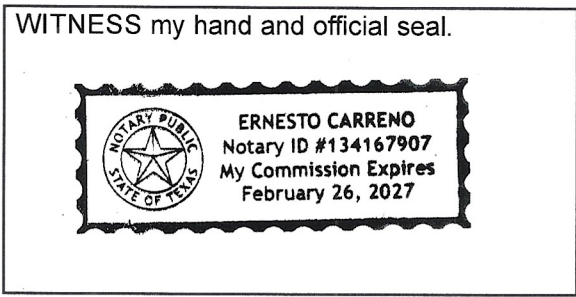
State of Texas County of Harris

On this 1 day of May, 2023. Before me, Ernesto Carreno  
Name of Notary Public

the undersigned Notary Public, personally appeared  
Glennys May Bayler

Name of Signer(s)  
 Proved to me on the oath of \_\_\_\_\_  
 Personally known to me  
 Proved to me on the basis of satisfactory evidence TX DL: 14470096 EXP: 10/30/2029  
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.



Notary Seal

[Signature]  
(Signature of Notary Public)

My commission expires February 26, 2027

Optional: A thumbprint is only needed if state statutes require a thumbprint.

### For Bank Purposes Only

#### Description of Attached Document

Type or Title of Document  
Residential Real Property Affidavit

Document Date 4/30/2023 Number of Pages 1

Signer(s) Other Than Named Above  
\_\_\_\_\_

Account Number (if applicable)  
\_\_\_\_\_

Right Thumbprint of Signer  
Top of thumb here

