

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

Date: May 6, 2023

GF No. _____

Name of Affiant(s): Robert R. Browne

Address of Affiant: 3514 Ann Arbor Drive, Houston, Texas 77063

Description of Property: 2210 Potomac Drive, Unit #2, Houston, Texas 77057
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."): Affiant is the Agent and Attorney-in-Fact for Dorothy A. Browne, Seller

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 20, 2000 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.

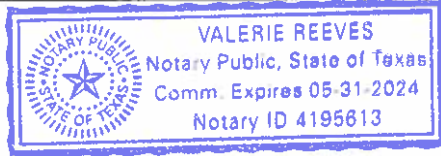
EXCEPT for the following (If None, Insert "None" Below:) N/A

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.

[Signature]
Affiant Robert R. Browne for Dorothy A. Browne

SWORN AND SUBSCRIBED this 9th day of May, 2023
Valerie Reeves
Notary Public



(TXR-1907) 02-01-2010

KEY MAP	491 N
FINAL CHECK	11-27-00 JG
DRAFTING	11-27-00 SFE
FIELD WORK	11-22-00 CV

DATED BY

8900 RICHMOND AVENUE
SUITE 490
HOUSTON, TEXAS 77042
TEL: (713) 266-2990
FAX: (713) 266-3080

ACCESS SURVEYING COMPANY



JOSE H. GONZALEZ
TX R.F.L.S. NO. 4478
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION, ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE, AND THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN HEREON.

Jose H. Gonzalez
11/27/00

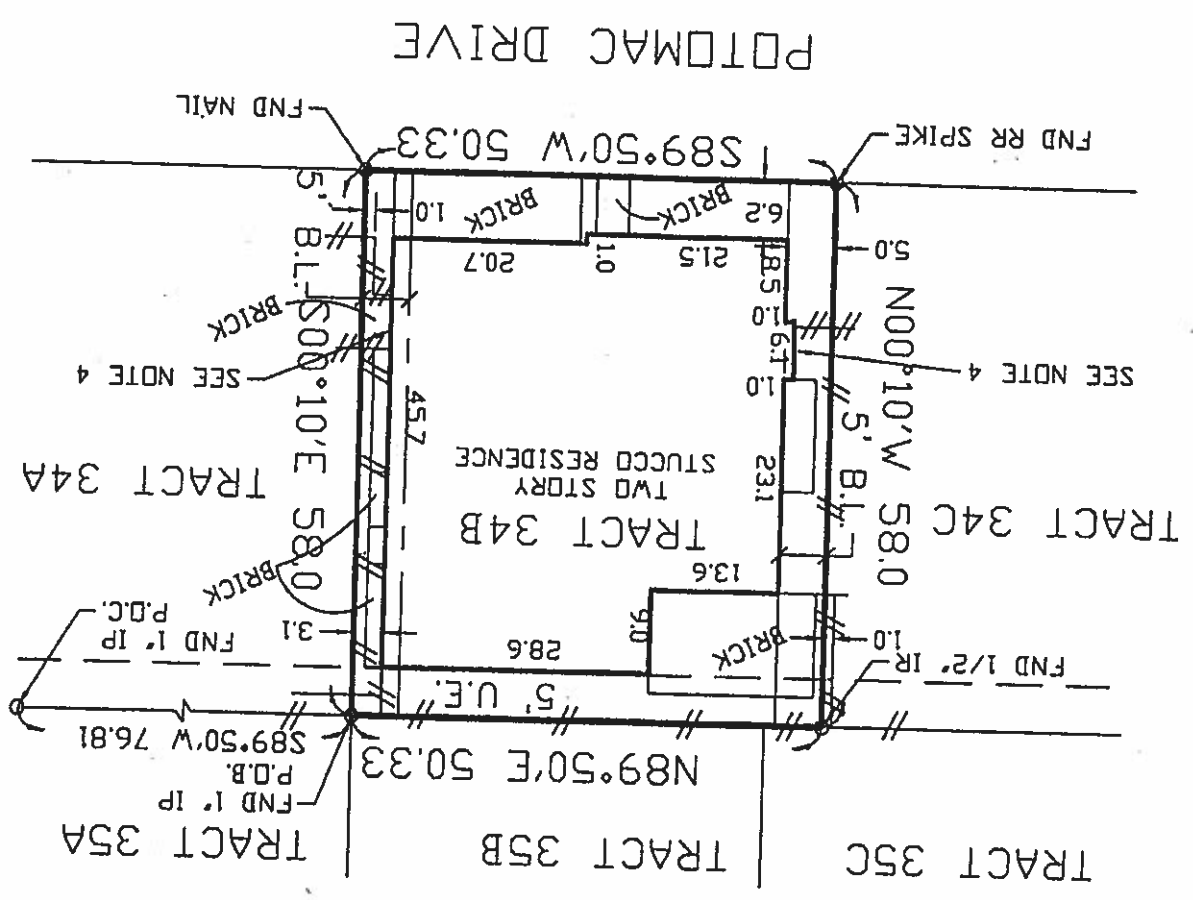
REV. DATE	
JOB NO.	20011073
G.F. NO.	00121704
TITLE CO.	STEWART TITLE
MORT. CO.	

Subject Property Located in _____ IS NOT _____
a Federal Insurance Administration Designated Flood Zone "X"
As per map 480296
Panel 0855 K Dated 4-20-2000
THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	RALPH B. MURPHY AND WIFE, VIRGINIA M. MURPHY
HARRIS COUNTY	TEXAS
PART OF 34 (SEE METES & BOUNDS)	RECORDED
VOL. 29, PG. 47 H.C.M.R.	ADDRESS
2210-2 POTOMAC, HOUSTON, TX, 77057	

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
SURVEY IS BASED ON TITLE COMMENT LISTED BELOW.
ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

- NOTES:
- RESTRICTIVE COVENANTS AS SET OUT IN RECORDED PLAT AND PER VOL. 1880, PG. 65 H.C.D.R. AND IN H.C.C.F. NOS. J-300135, N374563 THROUGH N374570, P622498, P622499 RATIFIED UNDER P 629228, P629229, P669611, P738281 AND P807236
 - H.L. & P. CO. EASEMENT IN H.C.C.F. NO. P-738281
 - 5' MAINTENANCE EASEMENT AS PER H.C.C.F. NO. P-738281
 - HOUSE INTO 5' BUILDING LINE, AS SHOWN



Buyer
Seller

X