

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

Date: 6-27-2023

GF No. _____

Name of Affiant(s): Paul Jackson Hearn,

Address of Affiant: 1738 Redwing Ridge, Houston, TX 77009

Description of Property: LT 19 BLK 1 AIRLINE DRIVE T/H AMEND

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.

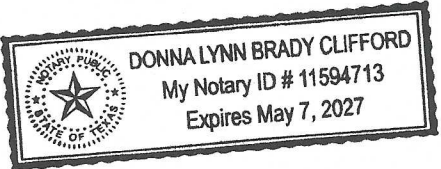
4. To the best of our actual knowledge and belief, since _____ there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - 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:) Wooden Deck added to patio in back of town home on 6/15/2023

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.

Paul Jackson Hearn



SWORN AND SUBSCRIBED this 27th day of June, 2023
Donna Lynn Brady Clifford
Notary Public



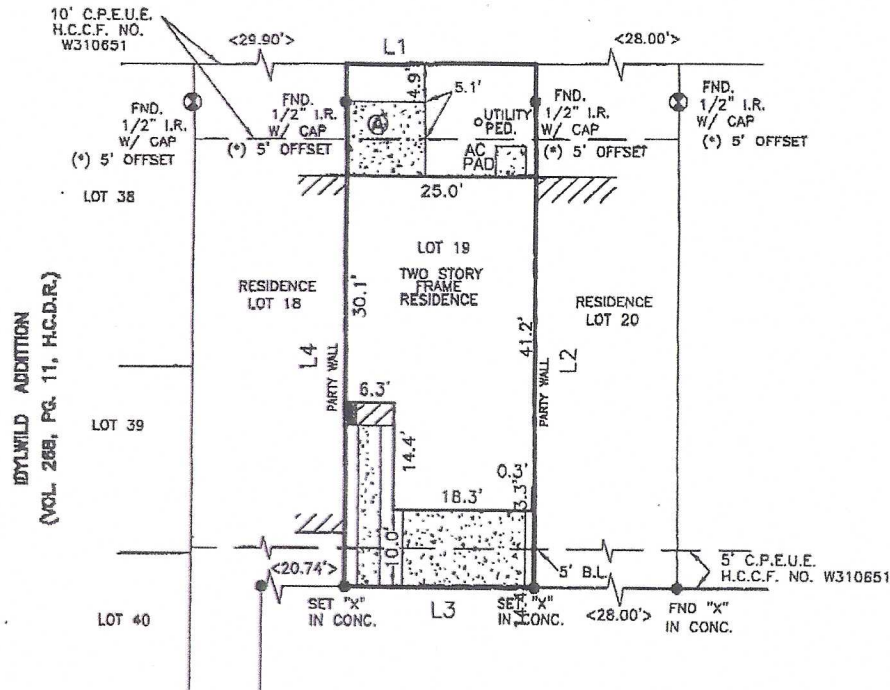
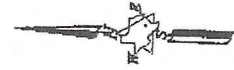
TRI-TECH SURVEYING CO, INC.

5210 SPRUCE STREET

BELLAIRE, TEXAS. 77401

PHONE: (713) 667-0800

LIZZETON TERRACE (VOL. 472, PG. 515, H.C.D.R.)



1738 REDWING RIDGE DRIVE (PVT.) 28' PERMANENT ACCESS EASEMENT & U.E.

Ⓐ CONC. PATIO ENCREACHES INTO 10' C.P.E.U.E. AS SHOWN.
C.P.E.U.E. - CENTERPOINT ENERGY UTILITY EASEMENT

*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES
**DEED RESTRICTIONS PER H.C.C. FILE NO. W586384

P.A.E.=PERMANENT ACCESS EASEMENT. (SEE APPLICABLE RESTRICTIONS
ASSOCIATED WITH P.A.E. PER RECORDED PLAT)

A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE
CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION
AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS
AS DEFINED PER FILM CODE NO. 533179, M.R.H.C.T.X., H.C.C. FILE
NOS. T774293, W586394, W310651, W670469, W670471, W698736
XDD0133, XDD0137.

CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253686 AND
CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#N-337573 AND
AMENDED BY CITY OF HOUSTON ORDINANCE 1989-262.

BEARINGS REFERENCED TO: PLAT NORTH

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE
LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE
MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD
INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC
FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2003, TRI-TECH SURVEYING COMPANY

LINE	BEARING	DISTANCE
L1	S 02°29'14" E	25.00'
L2	S 07°31'37" W	69.49'
L3	N 02°28'23" W	25.00'
L4	N 07°31'37" E	69.49'

LEGEND

CONCRETE	REVISION
COVERED	CONTROLLING MONUMENT 7-21-03
ASPHALT	CHAIN LINK FENCE
< > CALL	
IRON FENCE	
WOOD FENCE	

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT
AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT
CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF
RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED
MAP OR PLAT AND TITLE INFORMATION PROVIDED BY CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD.
G.F. No. 002381278, DATED 6-10-03.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon
represents a boundary survey made on the ground under my direction and supervision on the tract or
parcel of land, according to the map or plat thereof, indicated below. drawn by: TARREDONDO

BOUNDARY SURVEY OF

ADDRESS: 1738 REDWING RIDGE DRIVE, HOUSTON, TEXAS, 77009

LOT: 19 BLOCK: 1 OF: AIRLINE DRIVE TOWNHOMES AMENDING PLAT NO. 1

RECORDED IN FILM CODE NO.: 533179 MAP RECORDS, HARRIS COUNTY, TX

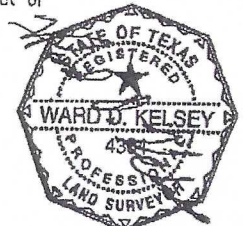
BORROWER: PAUL J. HEARN

TITLE COMPANY: CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD. G.F.# 002381286

SURVEYED FOR: PERRY HOMES

F.I.R.M. MAP NO. 48201C PANEL# 0670K ZONE "X" REVISED 4-20-00

DATE: 10-07-03 SCALE: 1" = 20' JOB NO. Y4989-03



SURVEYOR REGISTRATION