

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

Date: 7/19/23 GF No. _____

Name of Affiant(s): JAN NICHOLS - JENNIFER NICHOLS

Address of Affiant: 19330 SCARLET COVE DR, TOMBALL, TX 77375

Description of Property: LT 2 BLK 4 PINECREST FOREST SEC 3, TOMBALL, TX
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.

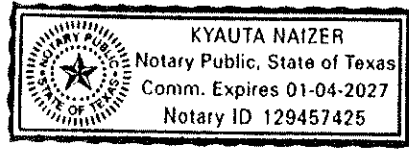
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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, 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

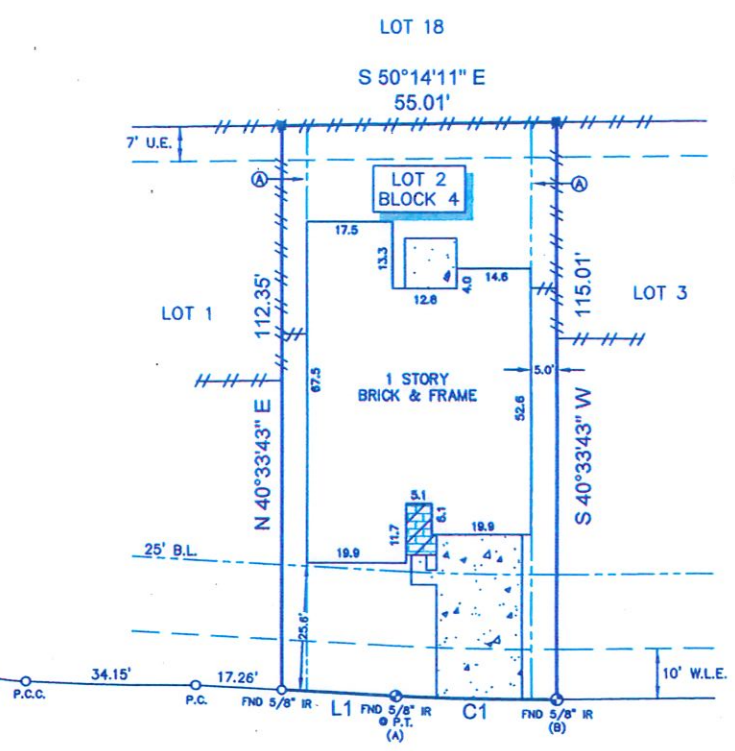
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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



SWORN AND SUBSCRIBED this 19th day of July, 2023
Kyauta Naizer
Notary Public

AMISTAD DRIVE
(60' R.O.W.)



SCARLET COVE DRIVE
(VARIABLE R.O.W.)

LEGEND

	CONCRETE		CONTROL MONUMENT
	COVERED BRICK		4" WOOD POST
	FENCE	B.L. = BUILDING LINE	B.L. = BUILDING LINE
	WOOD	U.E. = UTILITY EASEMENT	U.E. = UTILITY EASEMENT
		W.L.E. = WATER LINE EASEMENT	W.L.E. = WATER LINE EASEMENT
			5' B.L.
			C.F. U222420

LINE	BEARING	DISTANCE
L1	N 46°21'59" W	22.88'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	500.00'	32.17'	N 48°14'56" W	32.17'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO PINECREST FOREST, SECTION 3, A SUBDIVISION PLAT RECORDED IN FILM CODE NO. 425118 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
- SUBJECT TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C 0240L, DATED 6-18-07.
- ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON JUNE 22, 2009.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY STARTEX TITLE, OF No. 834946, ISSUED ON JUNE 4, 2009. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
- RESTRICTIVE COVENANTS AS RECORDED IN FILM CODE NO. 425118, M.R.H.C., C.F. NOS. U222420.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO STARTEX TITLE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- AN AGREEMENT FOR H.L.&P. AS RECORDED IN C.F. NOS. U114779.

SURVEYORS CERTIFICATE:

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 22, 2009 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

H.T. Weber
H.T. WEBER
RPLS# 4101



CLIENT: JENNIFER L. NICHOLS ADDRESS: 19330 SCARLET COVE DRIVE

PROJECT: A LAND TITLE SURVEY OF LOT 2, IN BLOCK 4 OF PINECREST FOREST, SECTION 3, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 425118 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



WWW.SURVEY1INC.COM
P.O. BOX 2543 ALVIN, TX 77512
(281)393-1382 Fax(281)393-1383

PARTY CHIEF	DB	JOB#	6-6992-09
SURVEY TECH	DB		
DRAFTER	MC	DATE	6-22-09