

LOT COVERAGE: 54%

NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
- 2. THIS PLOT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BUILDING LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON.

PLOT PLAN
SCALE: 1" = 20'

©2004 KEYPOINT SURVEYORS. ALL RIGHTS RESERVED

FOR: EMERALD HOMES
ADDRESS: 12802 WANDERING
STREAMS DRIVE
ALLTEX JOB No.: 062295MZ
O.F. No.: (NONE)

BEING LOT 25, IN BLOCK 1,
OF VILLAGE CREEK, SECTION 8,
AS RECORDED IN FILM CODE No. 519221
OF THE MAP RECORDS OF
HARRIS COUNTY, TEXAS



PHONE: 713-468-7797
FAX: 713-627-1861

REISSUE DATE: JANUARY 14, 2004
ISSUE DATE: DECEMBER 03, 2003

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

Date: 7-26-2023 GF No. _____

Name of Affiant(s): Estate of Jeanette Gandy by Tina Dickerson

Address of Affiant: 12802 Wandering Streams Drive, Tomball, TX 77377

Description of Property: Single Family Home

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 2004 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

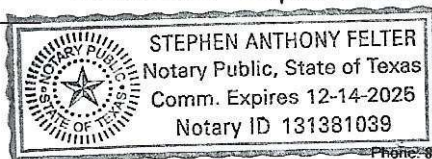
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Tina Dickerson
Jean Dickerson

SWORN AND SUBSCRIBED this 26 day of July, 2023

Notary Public



(TXR-1907) 02-01-2010