

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

Date: July 24, 2023

GF No. _____

Name of Affiant(s): Ruben J. Martinez,

Address of Affiant: 11835 Madison Oak Street Houston, TX 77038-2687

Description of Property: Lot 13 Block 1 Willow Springs Section 2

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."): Owner of Record.

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.

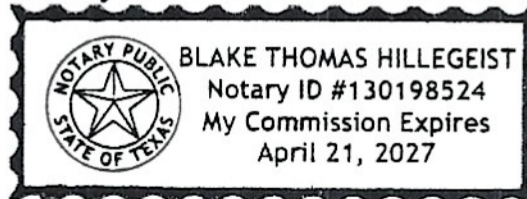
4. To the best of our actual knowledge and belief, since June 4, 2019 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

DocuSigned by:
Ruben J. Martinez
Ruben J. Martinez

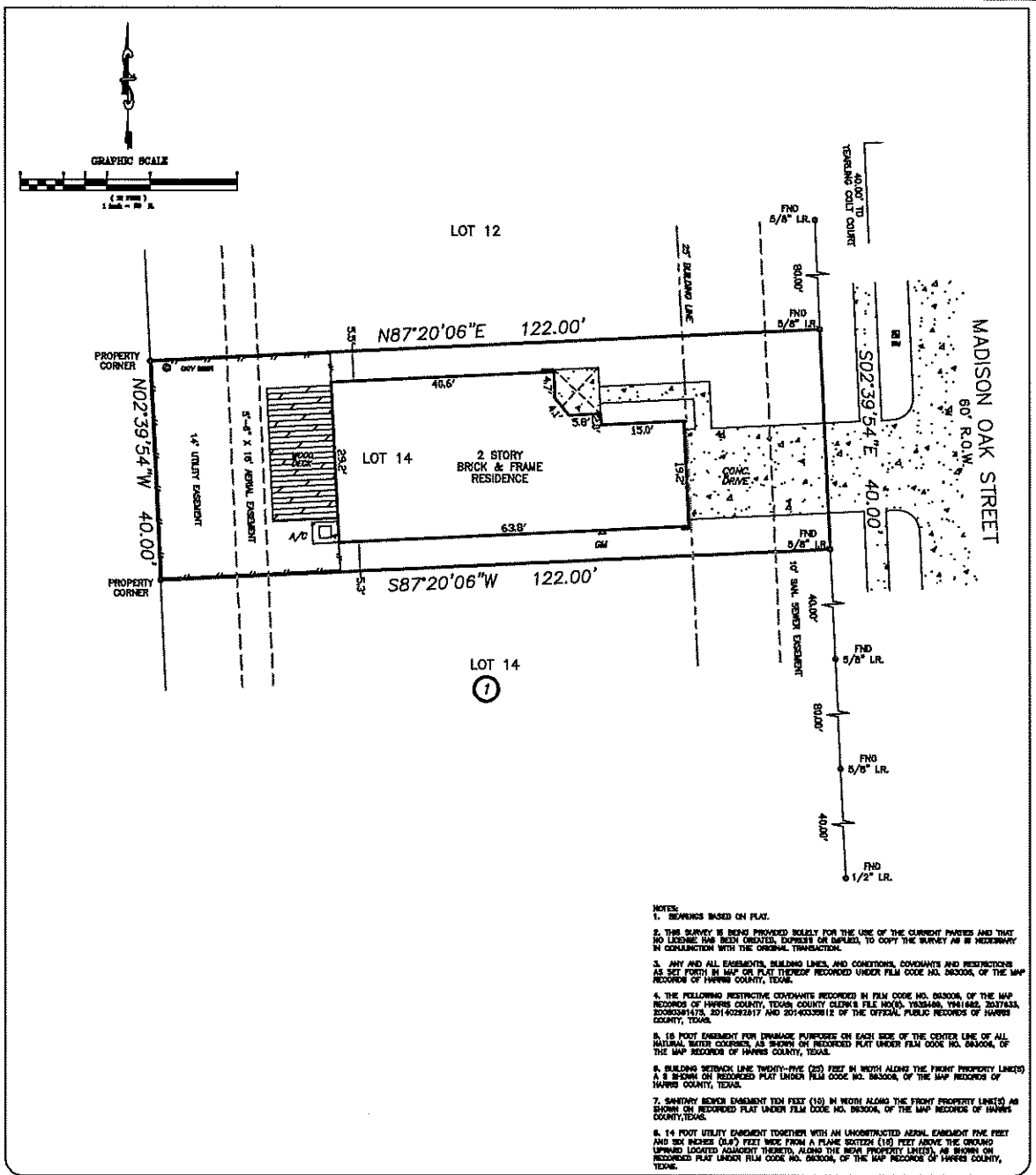


SWORN AND SUBSCRIBED this 24th day of July, 2023

Blake Thomas Hillegeist
Notary Public

Blake Thomas Hillegeist

(TXR-1907) 02-01-2010



NOTES:
 1. BEARINGS BASED ON PLAT.
 2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN OBTAINED, EXPENSE OR INCURRED, TO COPY THE SURVEY OR IN CONNECTION WITH THE ORIGINAL TRANSACTION.
 3. ANY AND ALL EASEMENTS, BUILDING LINES, AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 063006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 4. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN FILM CODE NO. 063006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS COUNTY CLERK'S FILE NO(S). 1983460, 1981862, 2007333, 200604173, 20140222817 AND 20140308812 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
 5. 18 FOOT EASEMENT FOR DRAINAGE PURPOSES ON EACH SIDE OF THE CENTER LINE OF ALL PARCELS UNDER COVENANTS, AS SHOWN ON RECORDED PLAT UNDER FILM CODE NO. 063006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 6. BUILDING SETBACK LINE TWENTY-FIVE (25) FEET IN WIDTH ALONG THE FRONT PROPERTY LINES) AS SHOWN ON RECORDED PLAT UNDER FILM CODE NO. 063006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 7. SANITARY SEWER EASEMENT TEN FEET (10) IN WIDTH ALONG THE FRONT PROPERTY LINES) AS SHOWN ON RECORDED PLAT UNDER FILM CODE NO. 063006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
 8. 14 FOOT UTILITY EASEMENT TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET AND TEN INCHES (5'10\") FEET FROM A PLANE SECTION (10) FEET ABOVE THE GROUND (UPWARD LOCATED) ADJACENT THERETO, ALONG THE REAR PROPERTY LINES), AS SHOWN ON RECORDED PLAT UNDER FILM CODE NO. 063006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

F.I.R.M. NO. 48201C PANEL 0465 M 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 EFFECTIVE DATE 08/09/714 ZONE X SHADED NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BOUNDARY SURVEY OF


LOT 13, IN BLOCK 1, OF WILLOW SPRINGS, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 593006, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYED FOR: RUBEN J. MARTINEZ

ADDRESS: 11835 MADISON OAK STREET, HOUSTON, TEXAS 77038

PATTEN LAW FIRM JOB NUMBER: 057919

FIELD WORK: 06/04/2019




PATTEN LAW FIRM
 12300 DUNDEE COURT, SUITE 215
 GYPSYSS, TEXAS 77429
 PHONE : 832-384-6900
 FAX : 713-621-1586

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT, THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GP: 9995-19-913 of PATTEN LAW FIRM
 EXP: 05/23/2019



Xavier Chapa
 XAVIER CHAPA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2568

06/02/2019