

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

Date: June 18th 2023 GF No. _____
Name of Affiant(s): Steven G Skinner, Karen K H Skinner
Address of Affiant: 5626 Tabula Rasa Drive Katy, Texas 77493
Description of Property: LT 23 BLK 1 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 TX, 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 11-22-2022 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:)

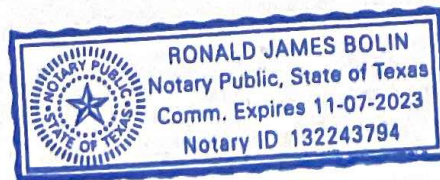
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Karen K H Skinner

SWORN AND SUBSCRIBED this 19 day of June, 2023.

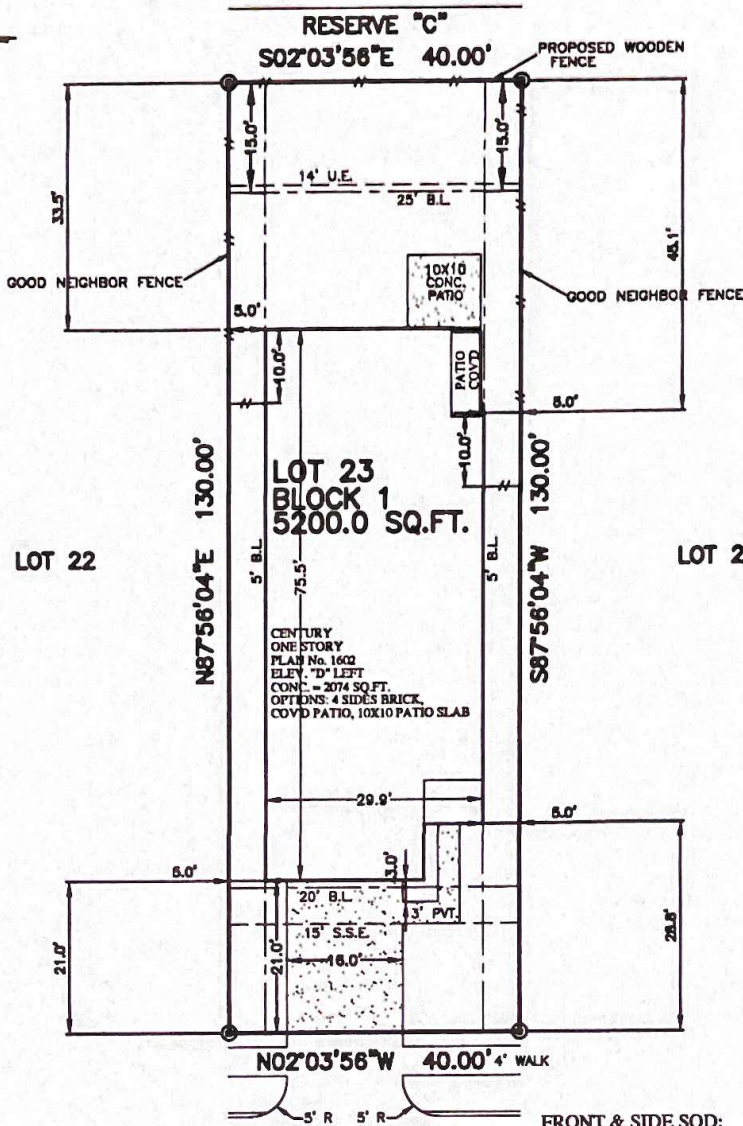
Ronald James Bolin

Notary Public





PROPERTY LINE	B.L. BUILDING LINE	Y.O.P. TOP OF POUL	U.V.R. UNOBTAINED VISIBILITY BASEMENT
BUILDING LINE	B.L.(F) FRONT LOAD BUILDING LINE	U.E. UTILITY BASEMENT	M.A.C.C. MAINTENANCE & ACCESS BASEMENT
BASINMENT	B.L.(S) SWING IN BUILDING LINE	W.L.B. WATER LINE BASEMENT	ACC. ACCESS BASEMENT
WORKMAN FENCE	B.L.(C) CAR BUILDING LINE	ST.M.S.B. STORM SEWER BASEMENT	A.B. AERIAL BASEMENT
WARRANTY BRICK FENCE	G.B.L. GARAGE BAY BUILDING LINE	S.S.B. SANITARY SEWER BASEMENT	D.R. DRAINAGE BASEMENT
CHAIN LINK FENCE	(B.L.) BUILT IN CHAIN LINK FENCE	R.O.W. RIGHT OF WAY	E.R. ELECTRIC BASEMENT
OVERHEAD ELECTRIC	P.F. FINISHED FLOOR	P.A.B. PERMANENT ACCESS BASEMENT	W.V. WATER VALVE
	EXT. EXTENDED	P.U.R. PUBLIC UTILITY BASEMENT	P.H.D. PERHYDRANT
	PROP. PROPOSED	P.V. PRIVATE	C.A.B. CABLE TELEVISION
	C.M. CONTROL MEASUREMENT	P.D. PAVED	L.P. LIGHT POLE
			GUY ANCHOR



5626
TABULA RASA DRIVE
(50' R.O.W.)

PLOT PLAN
SCALE: 1" = 20'

FRONT & SIDE SOD:	142 SQ. YD.
BACK SOD:	156 SQ. YD.
TOTAL SOD:	298 SQ. YD.
DRIVEWAY:	336 SQ. FT.
HOUSE WALK:	56 SQ. FT.
PATIO/STOOP:	100 SQ. FT.
CITY WALK:	96 SQ. FT.
TOTAL FLATWORK:	588 SQ. FT.
INTURN:	196 SQ. FT.
APPROX. LOT COVERAGE:	51.52 %

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. PLATINGS AND FENCES ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO SUBDIVISION, HOA, POA, BUILDER SUBDIVISION, DEED RESTRICTIONS, DEVELOPMENT PLANS (DDP) OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
4. UNPAVED FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITY AND/OR DEVELOPMENT PLANS (INCLUDES APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A UNPAVED FINISHED FLOOR.

FOR: CENTURY COMMUNITIES
ADDRESS: 5626 TABULA RASA DRIVE
ALLPOINTS JOB#: CC291716 BY: IM
G.P.:
JOB:

LOT 23, BLOCK 1,
AURORA, SECTION 2,
FILM CODE NO. 897107, MAP RECORDS,
HARRIS COUNTY, TEXAS



FLOOD ZONE: X SHADED
COMMUNITY PANEL:
48201C0585M
EFFECTIVE DATE: 11/15/2019
LOMR: DATE:

ISSUE DATE: 3/2/2022

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