

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

Date: \_\_\_\_\_

GF No. \_\_\_\_\_

Name of Affiant(s): Hoopey Properties LLC , \_\_\_\_\_

Address of Affiant: 10303 Northwest Fwy #508, Houston, TX 77092

Description of Property: S257205 - BENDERS LANDING ESTATES 05, BLOCK 7, LOT 6

County Montgomery , 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 3/31/23 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.

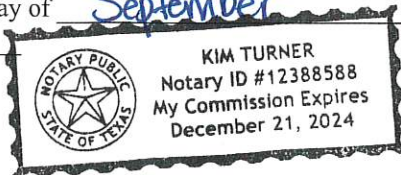
EXCEPT for the following (If None, Insert "None" Below): None

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.

Monique Davis  
Hoopey Properties LLC

SWORN AND SUBSCRIBED this 5th day of September , 2023  
Kim Turner  
Notary Public



(TXR-1907) 02-01-2010

GRAPHIC SCALE

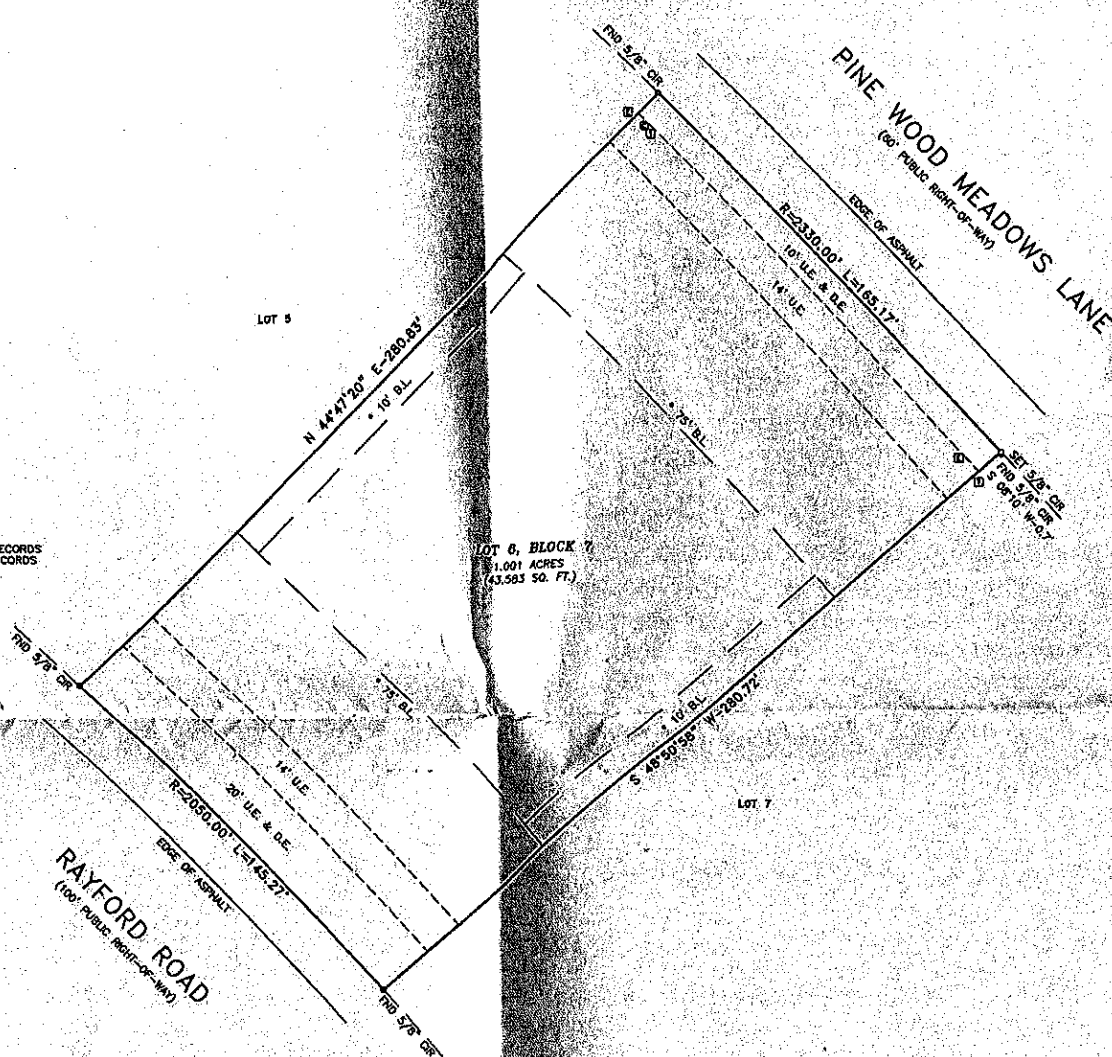


( IN FEET )  
1 inch = 30 ft.

R. N. DAVIS SURVEY, A-181  
MONTGOMERY COUNTY, TEXAS

LEGEND:

- ☐ - ELECTRIC BOX
- ☐ - TELEPHONE BOX
- ☐ - CABLE TELEVISION BOX
- ⊖ - GAS METER
- ⊖ - WATER METER
- ⊖ - LIGHT POLE
- ⊖ - SANITARY SEWER MANHOLE
- ⊖ - STORM SEWER MANHOLE
- ⊖ - TELEPHONE MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊖ - SAMPLE WELL
- ⊖ - DRAINAGE BILET
- ⊖ - FIBEROPTICS MARKER
- ⊖ - UNDERGROUND TELEPHONE MARKER
- ⊖ - GAS MARKER
- ⊖ - PIPELINE MARKER
- ⊖ - FIRE HYDRANT
- ⊖ - WATER VALVE
- ⊖ - GAS VALVE
- ⊖ - MONITORING WELL
- ⊖ - UTILITY POLE
- ⊖ - ELECTRIC METER
- ⊖ - TRAFFIC SIGNAL POLE
- ⊖ - TRAFFIC CONTROL BOX
- ⊖ - BENCHMARK
- ⊖ - BENCHMARK
- F.C. - FILM CODE
- C.C.F. - COUNTY CLERK'S FILE
- M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.F. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- S.T.M.S.E. - STORM SEWER EASEMENT
- H.L.A.P. - HOUSTON LIGHTING & POWER
- E.S.M. - EASEMENT
- U.E. - UTILITY EASEMENT
- ⊖ - OVERHEAD UTILITY LINES
- ⊖ - BARBED WIRE FENCE
- ⊖ - CHAIN LINK FENCE
- ⊖ - WOOD FENCE
- ⊖ - WROUGHT IRON FENCE



\* - CABINET Z, SHEET 808, M.C.M.R. & C.F. NO. 2007-064580

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., ARE AS DEFINED IN A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY FILE NO. 137924, EFFECTIVE DATE MARCH 11, 2015.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD "CERTIFICATE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 18533C000F, EFFECTIVE DATE 12-19-94. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ONLY THOSE SURVEYS WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A VALID COPY OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

*Roger D. Pickering* 03/25/15  
ROGER D. PICKERING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5879



DATE: 03/25/15  
BY: [Signature]  
BOOK: N/A  
DRAWN BY: R.D.P.  
APPROVED BY: [Signature]  
PROJ. NO.: 20087-15

**LEANDRO ORJUELA & AMANDA AYALA**

6508 PINE WOOD MEADOWS LANE  
SPRING, TEXAS 77388

**LAND TITLE SURVEY**

LOT 6, BLOCK 7; BENDERS LANDING ESTATES, SECTION 5,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN CABINET Z, SHEET 808 OF THE MAP RECORDS OF  
MONTGOMERY COUNTY, TEXAS.

**PICKERING & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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