

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

Date: September 6, 2023

GF No. _____

Name of Affiant(s): Franselly Jimenez

Address of Affiant: 8702 Sunny Ridge Drive Houston 77095

Description of Property: LT 2 BLK 34 Copperfield Northmead Village 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.")

2. We are familiar with the property and the improvements located on the Property.

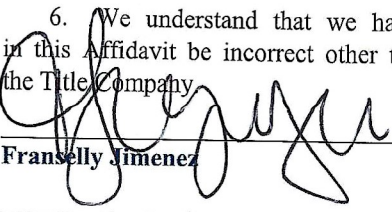
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 January 3, 2002 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.

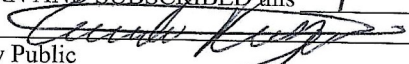
EXCEPT for the following (If None, Insert "None" Below): None

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.

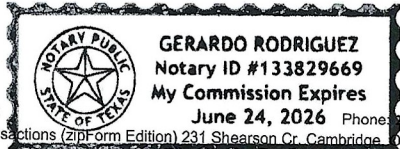
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.



Franselly Jimenez

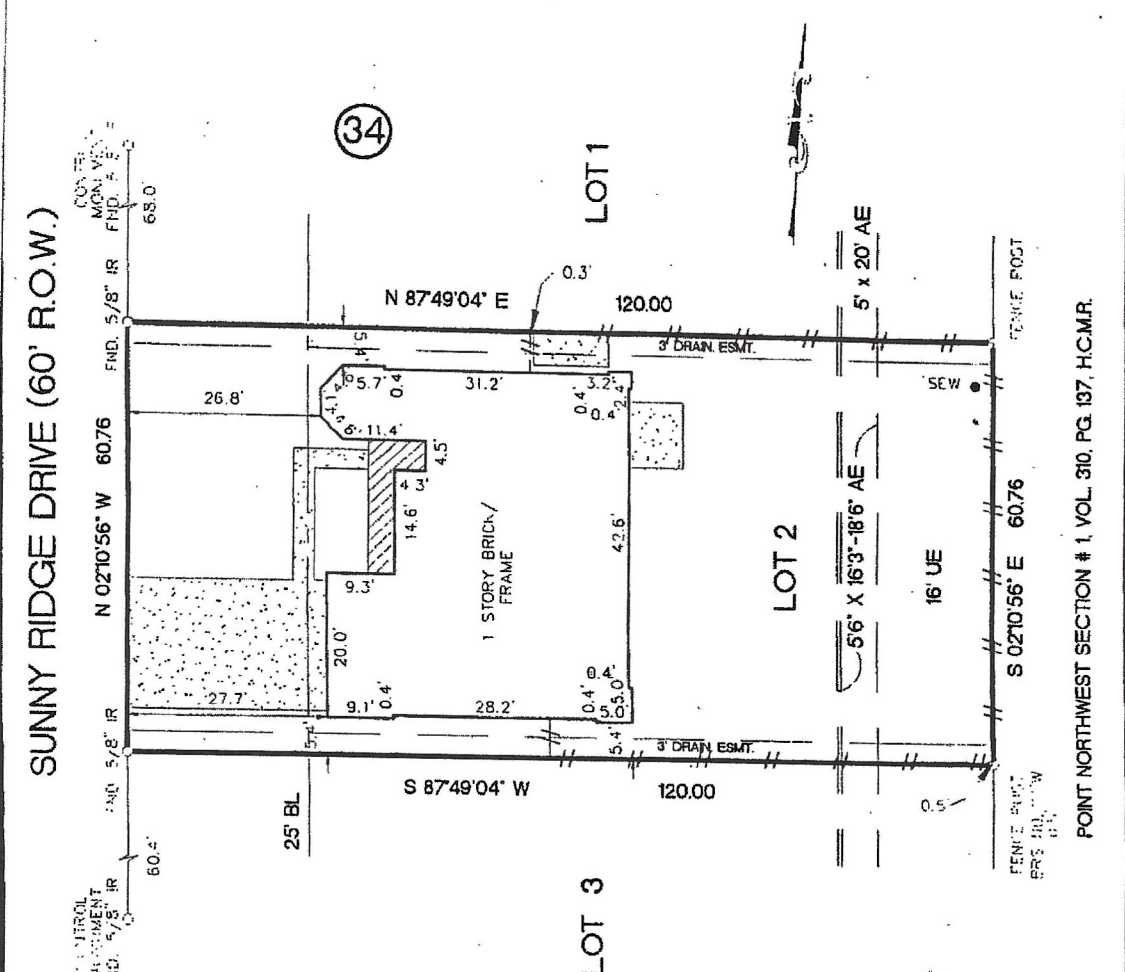
SWORN AND SUBSCRIBED this 7th day of September, 2023


Notary Public



(TXR-1907) 02-01-2010

Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area. ZONE "X"
 As per map 480287 Panel 420K Dated APR. 20, 2000
 * THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



Brian Brewer *Donya Brewer*

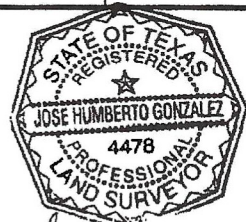
- NOTES:
- 1) SUBJECT TO RESTRICTIVE COVENANTS SET OUT IN VOL. 304, PG. 84, H.C.M.R. AND THOSE IN H.C.C.F. # G-140051, G-181204, G-302044, H-249068, H-524566.
 - 2) A 5'6" x 16'3"-18'6" AERIAL ESMT. GRANTED TO H. L. AND P. CO. AS RECORDED UNDER H.C.C.F. # G-140051, G-181204, G-302044, H-249068, H-524566.
 - 3) A 3' DRAINAGE ESMT. AS RECORDED UNDER H.C.C.F. # G-140051, G-181204, AND H-249068.
 - 4) CABLE T.V. AGREEMENT AS RECORDED UNDER H.C.C.F. # G-140051, G-181204, AND H-249068.
 - 5) H. L. AND P. CO. AGREEMENT AS RECORDED UNDER H.C.C.F. # H-272837.

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW.
 ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAN OF SAID SUBDIVISION.
 ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
 THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LOT	BLOCK	SUBDIVISION		SECTION
2	34	COPPERFIELD NORTHMEAD VILLAGE		2
COUNTY	STATE	RECORDED	SURVEY:	SCALE: 1" = 20'
HARRIS	TEXAS	VOLUME 304, PAGE 84, H.C.M.R.	ADDRESS	
PURCHASER	BRIAN SCOTT BREWER AND DONYA L. BREWER		8702 SUNNY RIDGE DRIVE, HOUSTON, TEXAS 77095	

Accurate
 Surveys of
 Texas Inc.

2525 NORTH LOOP WEST
 SUITE 111
 HOUSTON, TEXAS 77008
 TEL: (713) 869-6966
 FAX: (713) 864-4266



Jose H. Gonzalez 1/3/02
 JOSE H. GONZALEZ R.P.L.S. NO. 4478
 I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO ENCRAGEMENTS UNLESS SHOWN HEREON.

DATED	BY	
FIELD WORK	01-02-02	HG
DRAFTING	01-03-02	CU
KEY MAP	408A	

MORT. CO.	MILESTONE MORTGAGE
TITLE CO.	CHICAGO TITLE
G.F. NO.	289994
JOB NO.	112287