

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

Date: 09/15/2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Phillip B. Hoang  
Address of Affiant: 16735 Doubletree Ranch Drive, Cypress, Tx 77433-4865  
Description of Property: 16735 Doubletree Ranch Drive, Cypress, TX 77433-4865  
County Harris, Texas

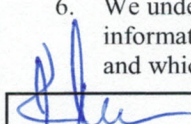
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

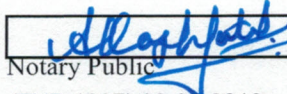
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 9/04/2015 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.

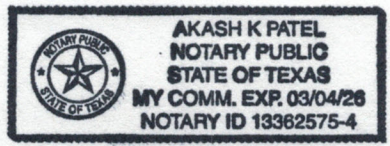
EXCEPT for the following (If None, Insert "None" Below:) none

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.

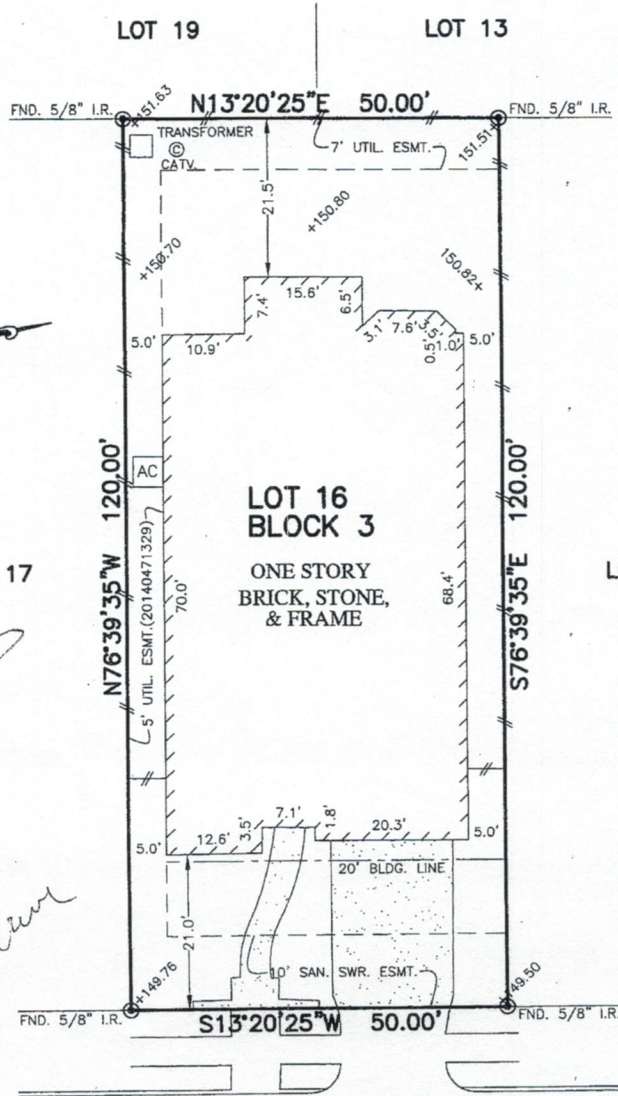
  
9/21/2023

SWORN AND SUBSCRIBED this 21 day of SEPTEMBER, 2023.

 **AKASH K PATEL**  
Notary Public  
(TXR 1907) 02-01-2010







*Handwritten notes:*  
 + Abbie Elizabeth  
 + Ashabrunner

16735  
 DOUBLETREE RANCH DRIVE  
 (50' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM No.10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No. 23379-333.
3. AGREEMENT FOR CERTAIN UTILITIES PER C.F. NO. 20140354907.

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FLOOD MAP:

THIS PROPERTY LIES IN ZONE "AE" AS DEPICTED ON COMMUNITY PANEL No. 48201 C 0405 M, DATED: 10-16-13

THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

PLAT OF SURVEY  
 SCALE: 1" = 20'

FOR: ABBIE ELIZABETH  
 ASHABRANNER  
 JACK DONALD ASHABRANNER, III  
 ADDRESS: 16735 DOUBLETREE  
 RANCH DRIVE JM  
 ALLPOINTS JOB #: RH96155  
 G.F.:23379-333



ALLPOINTS  
 SERVICES CORP  
 PHONE: 713-468-7707  
 FAX: 713-827-1861

LOT 16, BLOCK 3,  
 BRIDGELAND HIDDEN CREEK, SECTION 3,  
 FILM CODE No. 648098, MAP RECORDS,  
 HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 4TH DAY OF SEPTEMBER, 2015.

*Signature of Steven P. Brister*

