

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date: 1-3-2023 GF No. _____

Name of Affiant(s): Patrick Herring and Jie Tang

Address of Affiant: 24822 Dutton Point Dr.

Description of Property: lot 7 block 2 Lakecrest Section 10
County: Harris, Texas

Name of Title Company: _____

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

(1) We are the owners of the Property. (If not owners, 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 with 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 the Title Company may deem appropriate. We understand that the proposed insured 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 Policy of Title Insurance upon payment of the promulgated premium.

(4) To the best of our actual knowledge and belief, since 11-11-2008 (date of existing survey) 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; or
(d) conveyance, 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 the 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 the improvements.

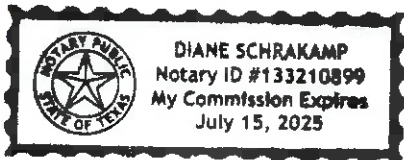
(6) We understand that we have no liability to the Title Company or the title insurance company that will issue the policy(ies) should the information in this affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

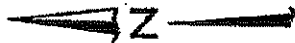
Patrick Lee Herring
Affiant

Jie Tang
Affiant

SWORN AND SUBSCRIBED this 4 day of January, 20 22

[Signature]
Notary Public





Lot 5

Lot 11

S.03°56'43"W. 53.88'

S.47°13'11"E. 9.77'

Fnd. 5/8" I.R. w/cap

Fnd. 5/8" I.R. w/cap

Fnd. 5/8" I.R. w/cap

7' U.E.

5' B/L

5' B/L

Lot 6

S.86°03'17"E. 115.0'

Lot 8

N.86°03'17"W. 122.61'

24822 Residence

17.0'

27.95'

55.8'

7.4'

7.4'

7.4'

10.9'

2.54'

21.3'

7.4'

7.4'

10.9'

2.54'

N.03°56'43"E. 60.0'

Dutton Point Drive (50.0' R.O.W.)

Note:

- B.L. - Building Line
- San.S.E. - Sanitary Sewer easement
- Stm.S.E. - Storm Sewer easement
- U.E. - Utility easement
- R.O.W. - Right of Way
- I.R. - Iron Rod
- I.R. w/cap - Iron rod with plastic cap
- Wood fence
- Iron fence
- Chain link fence
- Curves:
 - L = Length
 - R = Radius
 - Ch. = Chord length

Handwritten signature and notes in the right margin.

In accordance with FEMA Community Panel #s 48201C595 J revised November 6, 1996 the above subdivision lies in Zone X outside the 500 year flood plain. Inherent inaccuracies of FEMA or flood control maps preclude a surveyor from certifying to the accuracy of potential flooding locations based on such maps. Surveyor is not liable for any flooding that may ever occur on this property.

- Basis for Bearings: East R.O.W. line of Dutton Point Drive
- Surveyor did not abstract property
- Property subject to all building lines (front, side & rear) and all utility and aerial easements, and any other building restrictions, if any, that are not shown on this plat.
- CenterPoint Energy agreement CFN 20070263627, O.R.H.C.T.
- Property subject to all dead restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B Title Report
- ⊕ Indicates Controlling Monument



I hereby state that this survey was made on the ground under my supervision on November 11, 2008 and that this plat represents the circumstances at the time of the survey.

Andrew C. Sherman 11-11-08
Andrew C. Sherman, R.P.L.S. No. 5327 Date