

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

Date: 06/21/2022 GF No. #9999-22-29285
Name of Affiant(s): Justin Chaney and Angela Chaney
Address of Affiant: 21414 Delridge Dr. Spring, TX 77388
Description of Property: 23303 Summer Pine Drive, Spring, TX 77373
County Harris County, Texas

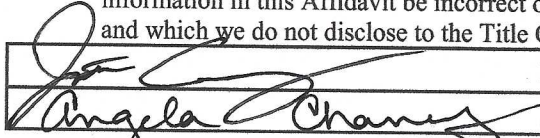
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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

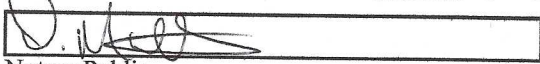
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 September 2005 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.


Angela Chaney

SWORN AND SUBSCRIBED this 21 day of June, 2022.



Notary Public
(TXR 1907) 02-01-2010





TITLE COMPANY:

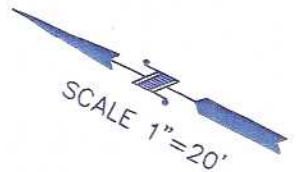


Capital Title
A Shaddock Company

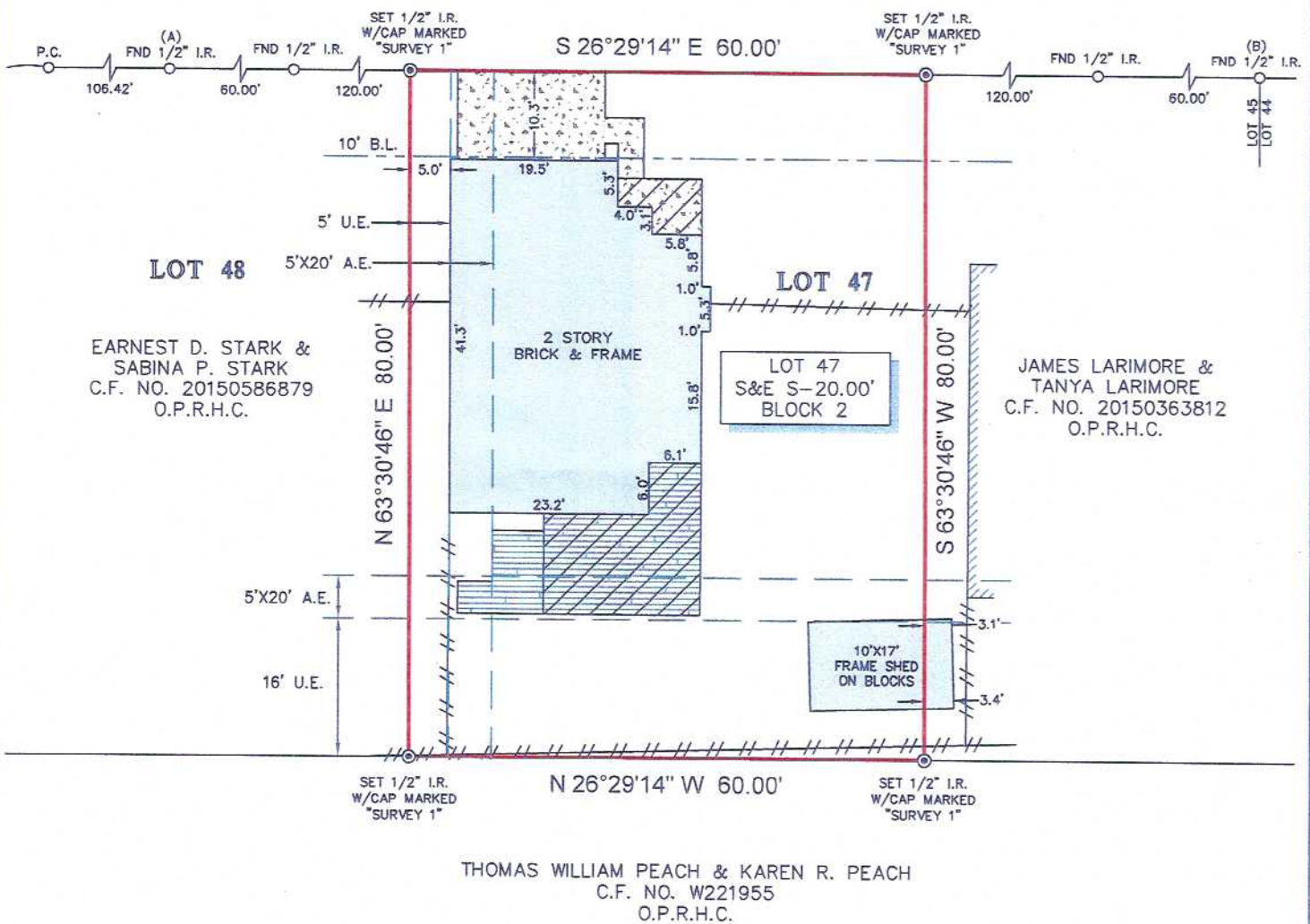


G.F. #:
19-425923-TW

ISSUE DATE:
JUNE 28, 2019



SUMMER PINE DRIVE
(50' R.O.W.)



LOT 48
EARNEST D. STARK &
SABINA P. STARK
C.F. NO. 20150586879
O.P.R.H.C.

LOT 47
JAMES LARIMORE &
TANYA LARIMORE
C.F. NO. 20150363812
O.P.R.H.C.

THOMAS WILLIAM PEACH & KAREN R. PEACH
C.F. NO. W221955
O.P.R.H.C.

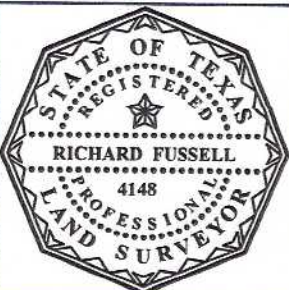
NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 28, 2019, UNDER G.F. NO. 19-425923-TW.
- AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH H.L.&P. AS RECORDED IN C.F. NO. G381119.
- RIGHT OF WAY EASEMENT AS RECORDED IN C.F. NO. G416180.
- AGREEMENT FOR CABLE TV AS RECORDED IN C.F. NO. H569783.

LEGEND

	CONCRETE		FENCE - WOOD
	COVERED AREA		B.L. = BUILDING LINE
	WOOD DECK		U.E. = UTILITY EASEMENT
			A.E. = AERIAL EASEMENT
			ADJOINING STRUCTURE

LEGAL DESCRIPTION: LOT 47, SAVE AND EXCEPT THE SOUTHERLY 20.00 FEET THEREOF, IN BLOCK 2, CYPRESS TRAILS OF TIMBER LANE, SECTION TWO, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 292, PAGE 89, MAP RECORDS OF HARRIS COUNTY, TEXAS



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 2, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS# 4148

CLIENT:
ANGELA RENE CHANEY AND JUSTIN ALAN CHANEY

ADDRESS:
23303 SUMMER PINE DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

FIELD CREW: CD	TECH: EF
DRAFTER: MA	FINAL CHECK: EF
DATE: JULY 8, 2019	
JOB# 7-74642-19	

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382