

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

Date: 12-19-23 GF No. \_\_\_\_\_  
Name of Affiant(s): Deborah Buzek  
Address of Affiant: 13019 Baldwin Hill Ct, Houston, TX 77044  
Description of Property: Lot 30 Block 4  
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 2010 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

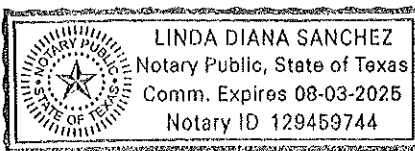
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Deborah A Buzek

SWORN AND SUBSCRIBED this 19<sup>th</sup> day of December, 2023.

Linda Diana Sanchez  
Notary Public  
(TXR 1907) 02-01-2010



**\*CITY ORDINANCES**  
**\*\*RESTRICTIVE COVENANTS**  
**\*\*\*BUILDER GUIDELINES**

WIRE FENCE — X —  
 CHAIN LINK FENCE — O —  
 IRON FENCE — X —  
 WOOD FENCE — // —  
 OVERHEAD UTILITIES — U —

BL = BUILDING LINE  
 PL = PROPERTY LINE  
 UE = UTILITY EASEMENT  
 AE = AERIAL EASEMENT  
 MH = MANHOLE  
 FND = FENCE  
 BUILDING LINE  
 ESMT LINE  
 AERIAL ESMT

LR = IRON ROD  
 I.P. = IRON PIPE  
 PUE = PUBLIC UTILITY ESMT.  
 PAE = PERMANENT ACCESS ESMT.  
 MUE = MUNICIPAL UTILITY ESMT.  
 SSE = SANITARY SEWER ESMT.  
 WLE = WATERLINE EASEMENT  
 ROW = RIGHT OF WAY  
 FND = FOUND

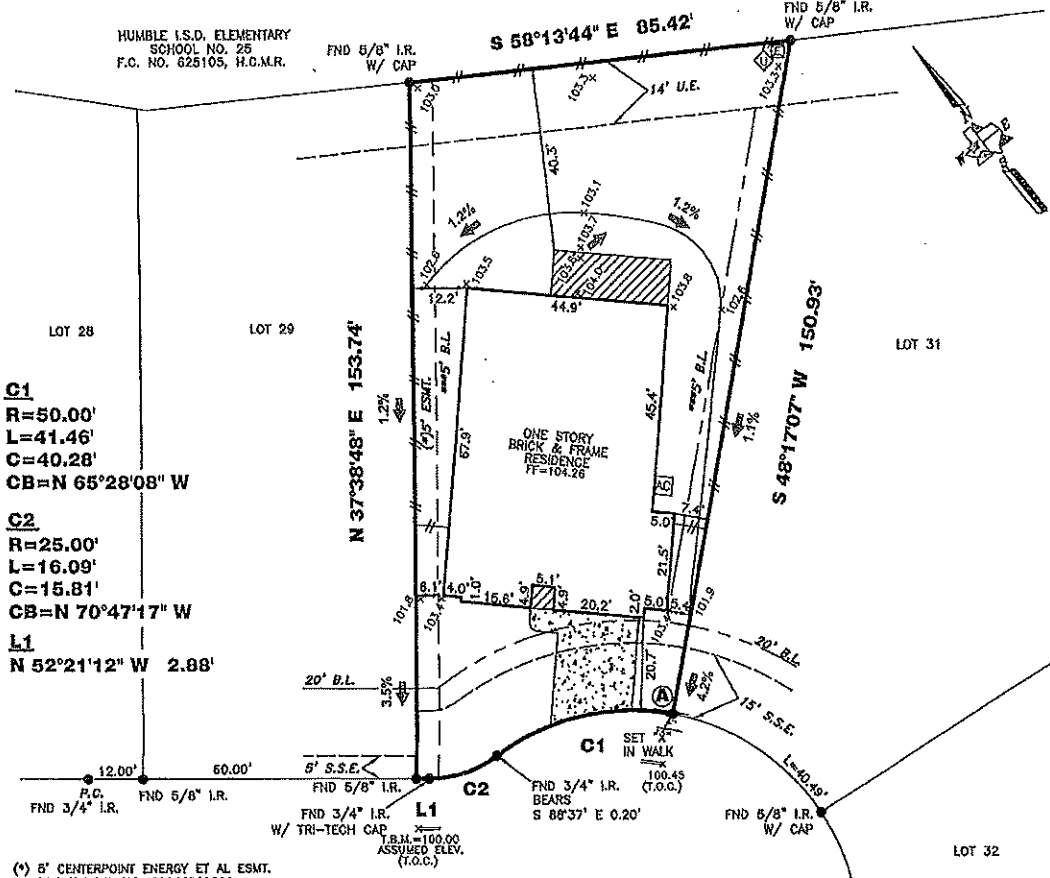
**LEGEND**

CONCRETE  
 ELECT. BOX  
 FIRE HYDRANT  
 LIGHT STANDARD  
 UTILITY POLE  
 MANHOLE  
 WATER METER  
 UTIL. PEDESTAL

COVERED  
 A/C PAD  
 SOD

SCALE 1"=30'

15' 15' 30'



**C1**  
**R=50.00'**  
**L=41.46'**  
**C=40.28'**  
**CB=N 65°28'08\" W**

**C2**  
**R=25.00'**  
**L=16.09'**  
**C=15.81'**  
**CB=N 70°47'17\" W**

**L1**  
**N 52°21'12\" W 2.88'**

(\*) 8' CENTERPOINT ENERGY ET AL ESMT.  
 PER H.C.C.F. NO. 20100269298

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

FINAL LOT GRADE COMPLETE  
 NOTE: SOD IN FRONT YARD  
 SOD IN BACK YARD  
 SWALE IN BACK YARD

**13019 BALDWIN HILL COURT**

**PROPERTY INFORMATION**

LOT 30 BLOCK 1

SUBDIVISION:  
 LAKESHORE SECTION 16

RECORDING INFO:  
 FILM CODE NO. 634059, MAP RECORDS  
 HARRIS COUNTY, TEXAS

BORROWER:  
 JAMES W. BUZEK, SR. AND DEBORAH A. BUZEK

TITLE CO.  
 CHICAGO TITLE/EXECUTIVE TITLE CO., LTD.

G.F.# ETH1001680 G.F. DATE: 11-30-10

SURVEYED FOR:  
 PERRY HOMES, LLC

**DRAWING INFORMATION**

TRI-TECH JOB NO: Y18816-10

CLIENT JOB NO: N/A

DRAWN BY: WIDAJA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

**FLOOD INFORMATION**

F.I.R.M. NO: 48201C PANEL: 0510L

REVISED DATE: 06-18-07 ZONE: "X"

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "JACOBS", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER P.C. 603.463, 603.464, 603.465, 603.466, 603.467, 603.468, 603.469, 603.470, 603.471, 603.472, 603.473, 603.474, 603.475, 603.476, 603.477, 603.478, 603.479, 603.480, 603.481, 603.482, 603.483, 603.484, 603.485, 603.486, 603.487, 603.488, 603.489, 603.490, 603.491, 603.492, 603.493, 603.494, 603.495, 603.496, 603.497, 603.498, 603.499, 603.500, 603.501, 603.502, 603.503, 603.504, 603.505, 603.506, 603.507, 603.508, 603.509, 603.510, 603.511, 603.512, 603.513, 603.514, 603.515, 603.516, 603.517, 603.518, 603.519, 603.520, 603.521, 603.522, 603.523, 603.524, 603.525, 603.526, 603.527, 603.528, 603.529, 603.530, 603.531, 603.532, 603.533, 603.534, 603.535, 603.536, 603.537, 603.538, 603.539, 603.540, 603.541, 603.542, 603.543, 603.544, 603.545, 603.546, 603.547, 603.548, 603.549, 603.550, 603.551, 603.552, 603.553, 603.554, 603.555, 603.556, 603.557, 603.558, 603.559, 603.560, 603.561, 603.562, 603.563, 603.564, 603.565, 603.566, 603.567, 603.568, 603.569, 603.570, 603.571, 603.572, 603.573, 603.574, 603.575, 603.576, 603.577, 603.578, 603.579, 603.580, 603.581, 603.582, 603.583, 603.584, 603.585, 603.586, 603.587, 603.588, 603.589, 603.590, 603.591, 603.592, 603.593, 603.594, 603.595, 603.596, 603.597, 603.598, 603.599, 603.600, 603.601, 603.602, 603.603, 603.604, 603.605, 603.606, 603.607, 603.608, 603.609, 603.610, 603.611, 603.612, 603.613, 603.614, 603.615, 603.616, 603.617, 603.618, 603.619, 603.620, 603.621, 603.622, 603.623, 603.624, 603.625, 603.626, 603.627, 603.628, 603.629, 603.630, 603.631, 603.632, 603.633, 603.634, 603.635, 603.636, 603.637, 603.638, 603.639, 603.640, 603.641, 603.642, 603.643, 603.644, 603.645, 603.646, 603.647, 603.648, 603.649, 603.650, 603.651, 603.652, 603.653, 603.654, 603.655, 603.656, 603.657, 603.658, 603.659, 603.660, 603.661, 603.662, 603.663, 603.664, 603.665, 603.666, 603.667, 603.668, 603.669, 603.670, 603.671, 603.672, 603.673, 603.674, 603.675, 603.676, 603.677, 603.678, 603.679, 603.680, 603.681, 603.682, 603.683, 603.684, 603.685, 603.686, 603.687, 603.688, 603.689, 603.690, 603.691, 603.692, 603.693, 603.694, 603.695, 603.696, 603.697, 603.698, 603.699, 603.700, 603.701, 603.702, 603.703, 603.704, 603.705, 603.706, 603.707, 603.708, 603.709, 603.710, 603.711, 603.712, 603.713, 603.714, 603.715, 603.716, 603.717, 603.718, 603.719, 603.720, 603.721, 603.722, 603.723, 603.724, 603.725, 603.726, 603.727, 603.728, 603.729, 603.730, 603.731, 603.732, 603.733, 603.734, 603.735, 603.736, 603.737, 603.738, 603.739, 603.740, 603.741, 603.742, 603.743, 603.744, 603.745, 603.746, 603.747, 603.748, 603.749, 603.750, 603.751, 603.752, 603.753, 603.754, 603.755, 603.756, 603.757, 603.758, 603.759, 603.760, 603.761, 603.762, 603.763, 603.764, 603.765, 603.766, 603.767, 603.768, 603.769, 603.770, 603.771, 603.772, 603.773, 603.774, 603.775, 603.776, 603.777, 603.778, 603.779, 603.780, 603.781, 603.782, 603.783, 603.784, 603.785, 603.786, 603.787, 603.788, 603.789, 603.790, 603.791, 603.792, 603.793, 603.794, 603.795, 603.796, 603.797, 603.798, 603.799, 603.800, 603.801, 603.802, 603.803, 603.804, 603.805, 603.806, 603.807, 603.808, 603.809, 603.810, 603.811, 603.812, 603.813, 603.814, 603.815, 603.816, 603.817, 603.818, 603.819, 603.820, 603.821, 603.822, 603.823, 603.824, 603.825, 603.826, 603.827, 603.828, 603.829, 603.830, 603.831, 603.832, 603.833, 603.834, 603.835, 603.836, 603.837, 603.838, 603.839, 603.840, 603.841, 603.842, 603.843, 603.844, 603.845, 603.846, 603.847, 603.848, 603.849, 603.850, 603.851, 603.852, 603.853, 603.854, 603.855, 603.856, 603.857, 603.858, 603.859, 603.860, 603.861, 603.862, 603.863, 603.864, 603.865, 603.866, 603.867, 603.868, 603.869, 603.870, 603.871, 603.872, 603.873, 603.874, 603.875, 603.876, 603.877, 603.878, 603.879, 603.880, 603.881, 603.882, 603.883, 603.884, 603.885, 603.886, 603.887, 603.888, 603.889, 603.890, 603.891, 603.892, 603.893, 603.894, 603.895, 603.896, 603.897, 603.898, 603.899, 603.900, 603.901, 603.902, 603.903, 603.904, 603.905, 603.906, 603.907, 603.908, 603.909, 603.910, 603.911, 603.912, 603.913, 603.914, 603.915, 603.916, 603.917, 603.918, 603.919, 603.920, 603.921, 603.922, 603.923, 603.924, 603.925, 603.926, 603.927, 603.928, 603.929, 603.930, 603.931, 603.932, 603.933, 603.934, 603.935, 603.936, 603.937, 603.938, 603.939, 603.940, 603.941, 603.942, 603.943, 603.944, 603.945, 603.946, 603.947, 603.948, 603.949, 603.950, 603.951, 603.952, 603.953, 603.954, 603.955, 603.956, 603.957, 603.958, 603.959, 603.960, 603.961, 603.962, 603.963, 603.964, 603.965, 603.966, 603.967, 603.968, 603.969, 603.970, 603.971, 603.972, 603.973, 603.974, 603.975, 603.976, 603.977, 603.978, 603.979, 603.980, 603.981, 603.982, 603.983, 603.984, 603.985, 603.986, 603.987, 603.988, 603.989, 603.990, 603.991, 603.992, 603.993, 603.994, 603.995, 603.996, 603.997, 603.998, 603.999, 604.000.

**TRI-TECH SURVEYING COMPANY, L.P.**

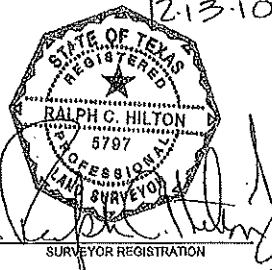
WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston Texas, 77042 Fax: (713) 667-4610

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYOR'S SEAL AND SIGNATURE.

© 2010, TRI-TECH SURVEYING COMPANY, L.P.



**REVISIONS**

NO	DATE	REASON	BY
1	10-12-10	BOUNDARY SURVEY	GUN
2	10-14-10	FORM SURVEY	GUN
3	12-10-10	FINAL SURVEY	T DAVID

FLOOD INFORMATION PREPARED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIELD'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.