

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

(May be modified as Appropriate as Commercial Transaction)

File Number: 234955
Date: July 31, 2018
Name of Affiant(s): Karen Adams
Description of Property: Lot Fifty-one (51), in Block Two (2), of INVERNESS ESTATES, SECTION SIX (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 603162 of the Map Records of Harris County, Texas.
County: Harris County, Texas
Name of Title Company: Stewart Title Company

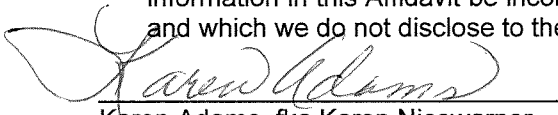
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein. Before me the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. I am/We are the owner(s) of the property.
2. I am/We are familiar with the property and the improvements located on the Property.
3. I am/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. I/We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my/our actual knowledge and belief, since 12/20/2011 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):

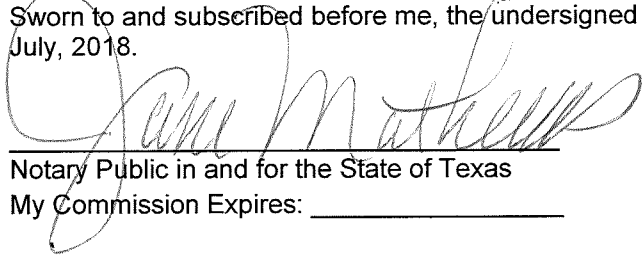
24' X 10' stamped concrete patio extension adjacent to existing patio and back foundation of the house.

5. I/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. I/We understand that I/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.

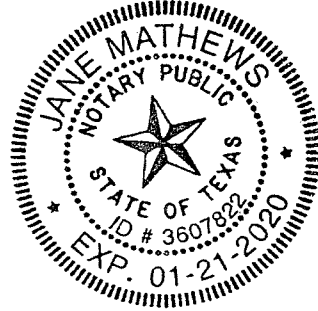

Karen Adams, fka Karen Nicewarner

State of Texas
County of Harris

Sworn to and subscribed before me, the undersigned authority, by Karen Adams on this the 31 day of July, 2018.



Notary Public in and for the State of Texas
My Commission Expires: _____



X [Signature]

X

[Signature]

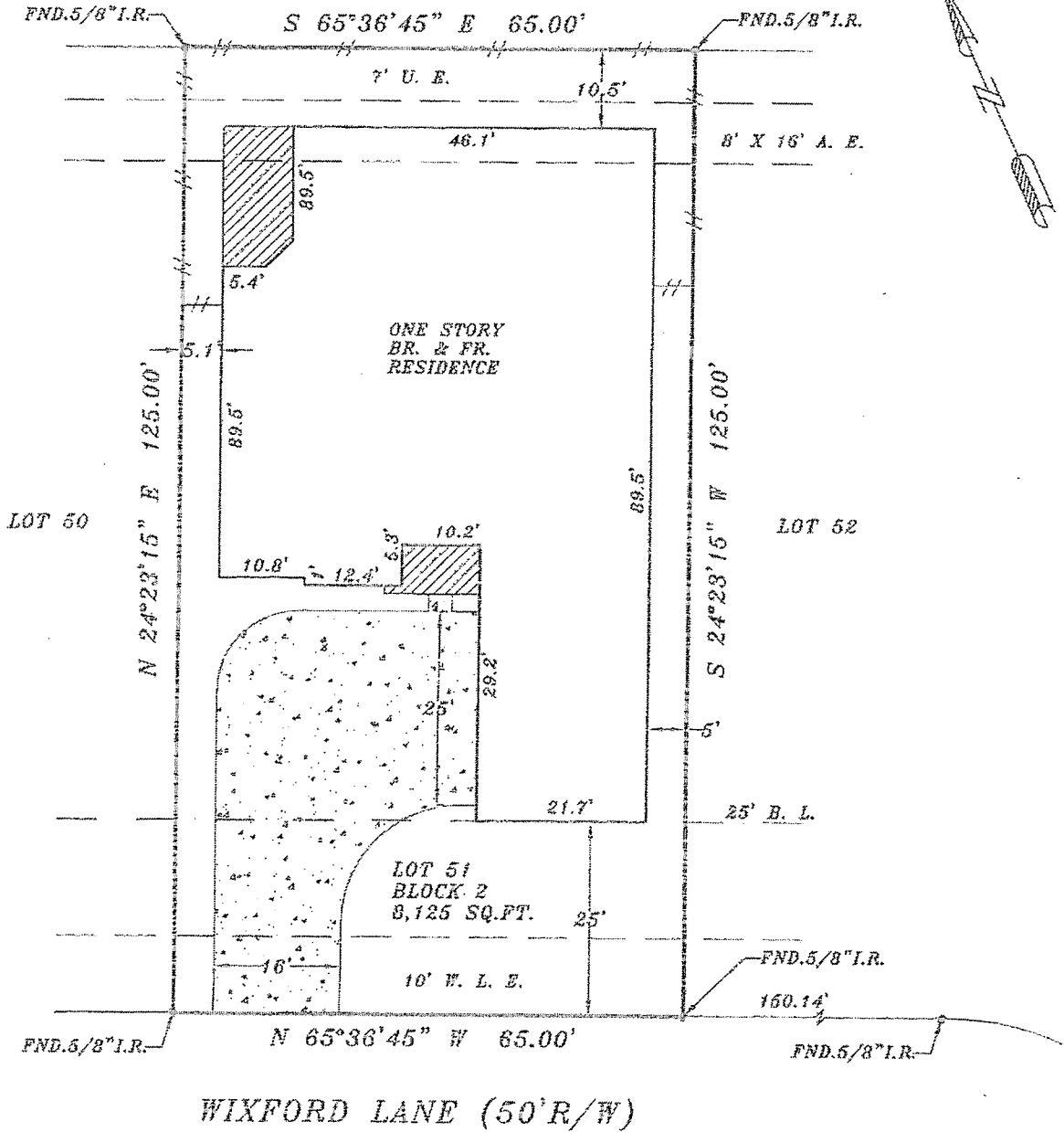
NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.

2. THIS FORM SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, BLDG. LINES & OTHER MATTERS OF RECORD NOT SHOWN HEREON.

3. SURVEYOR IS NOT LIABLE FOR ANY DAMAGES THAT MAY INCUR IN ANY EVENT THE BUILDER BUILDS ANY IMPROVEMENTS OVER BUILDING LINES AND EASEMENTS AS SET FORTH IN PLAT OR CITY REQUIREMENTS.

4. BLDG. LINES MAY VARY FROM CITY ORDINANCES AND REQUIREMENTS.



PURCHASER: KAREN NICEWARNER
ADDRESS: 22726 WIXFORD LANE - TOMBALL, TEXAS 77376

LEGAL DESCRIPTION: LOT FIFTY-ONE (51), IN BLOCK TWO (2), IN INVERNESS ESTATES, SECTION TWO (2), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 693162 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

This lot DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48201C 0230L dated 6-19-07. No responsibility assumed for Flood Plain Determination or Floodway.

LENDER: SCHMIDT MORTGAGE COMPANY

TITLE COMPANY: STEWART TITLE

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the file commitment referenced in G.F. No. 1120142608. This survey is certified for this transaction only.

FINAL SURVEY: 12-09-11
FORM SURVEY: 07-29-10

G.F. NO. 1120142608

SCALE: 1"=20'

DATE: 06-07-10

JOB NO.



Ralph L. Hennessy
TEXAS STAR SURVEYING
 15502 Old Galveston Road, Webster, Texas 77598
 PHONE (281) 321-8414 FAX (281) 486-0062

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

Date: March 26, 2018

GF No. _____

Name of Affiant(s): Karen L. Adams

Address of Affiant: 22726 WIXFORD LANE, TOMBALL, TX 77375

Description of Property: LT 51 BLK 1 INVERNESS ESTATES SEC 6

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.

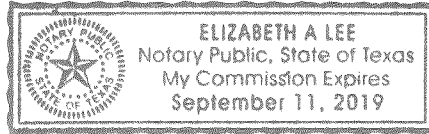
4. To the best of our actual knowledge and belief, since December 2011 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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): 24'x 10' stamped concrete PATIO EXTENSION ADJACENT TO EXISTING PATIO AND BACK FOUNDATION OF THE HOUSE

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.

Karen L. Adams



SWORN AND SUBSCRIBED this 28th day of March, 2018

Elizabeth Lee
Notary Public expires September 11, 2019