

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

Date: 01/23/2024 GF No. _____

Name of Affiant(s): Sara Touchette

Address of Affiant: 9142 Blake Bend Circle, Houston, TX 77095

Description of Property: LT 15 BLK 1 COPPER GROVE SEC 1
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 May 2013 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. NONE

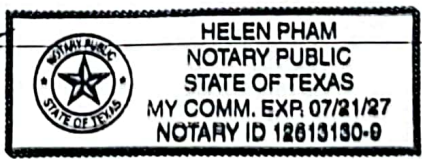
EXCEPT for the following (If None, Insert "None" Below): _____

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.

Sara Touchette

SWORN AND SUBSCRIBED this 23rd day of Jan
Notary Public



2024

(TXR-1907) 02-01-2010





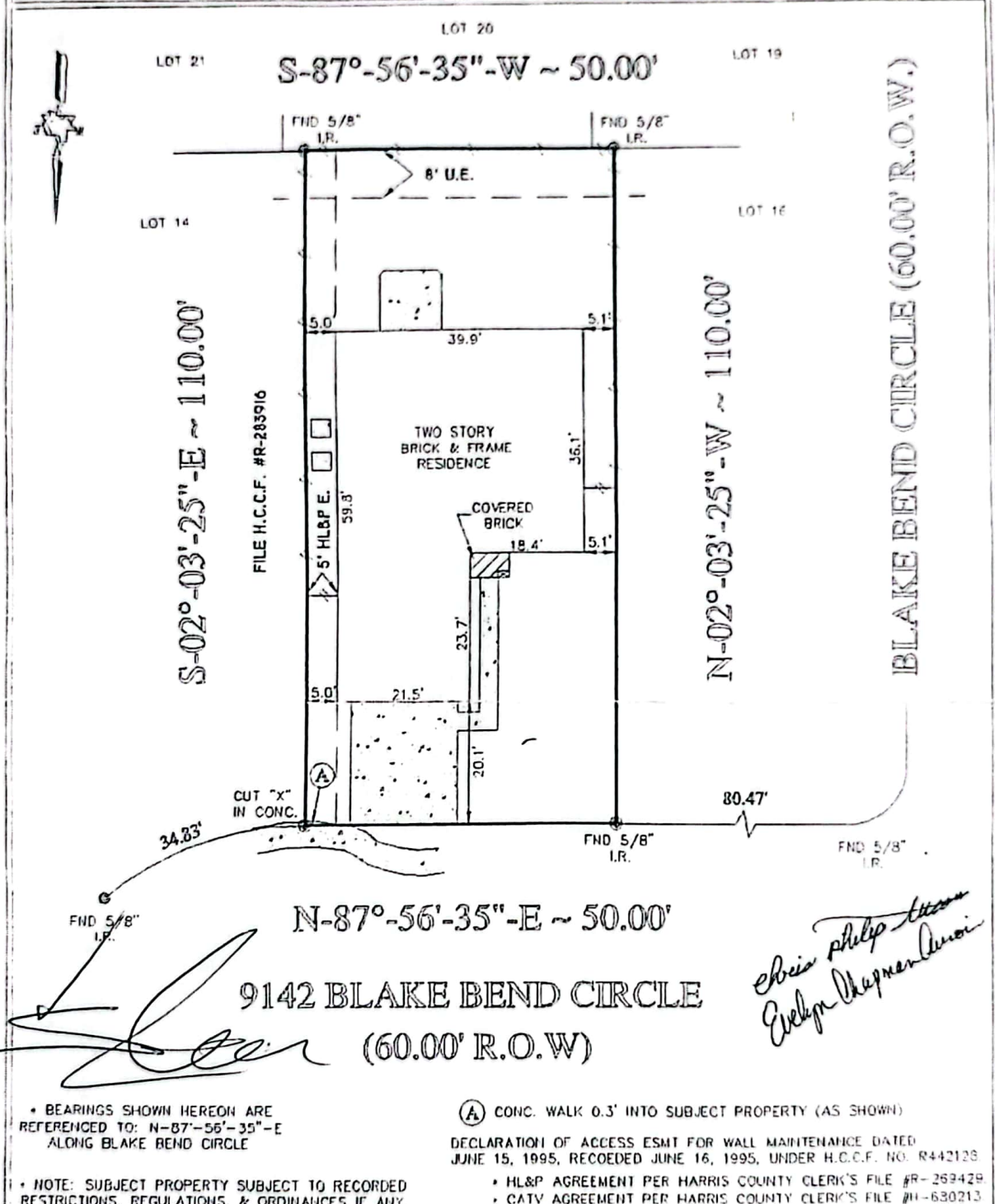
TRI-TECH SURVEYING CO., INC.

5320 GULFTON - SUITE #1

HOUSTON, TEXAS.

77081

PHONE: (713) 667-0800



Chris Philip Aucoin
Evelyn Chapman Aucoin

* BEARINGS SHOWN HEREON ARE REFERENCED TO: N-87°-56'-35"-E ALONG BLAKE BEND CIRCLE

(A) CONC. WALK 0.3' INTO SUBJECT PROPERTY (AS SHOWN)

DECLARATION OF ACCESS ESMT FOR WALL MAINTENANCE DATED JUNE 15, 1995, RECORDED JUNE 16, 1995, UNDER H.C.C.F. NO. R442128

* NOTE: SUBJECT PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

* HL&P AGREEMENT PER HARRIS COUNTY CLERK'S FILE #R-253429

* CATV AGREEMENT PER HARRIS COUNTY CLERK'S FILE #H-630213

I, the undersigned registered professional land surveyor, do hereby certify that the plat shown hereon represents a survey made on the ground under my direction and supervision on the tract or parcel of land indicated below, according to the map or plat thereof, indicated below. There are no apparent encroachments unless shown, and all improvements are shown hereon the date of this survey.

drawn by: SUSAN NGUYEN

SURVEY PLAT SHOWING

LOT 15 BLOCK 1 OF COPPER GROVE SECTION 1

RECORDED IN VOLUME F.C. PAGE 361062 MAP RECORDS HARRIS

COUNTY, TEXAS.

BORROWER: CHRIS P. AUCOIN AND EVELYN C. AUCOIN

TITLE COMPANY FIRST AMERICAN TITLE CO. C.F. # 202-99082

SURVEYED FOR: MASTERMARK HOMEBUILDERS

100 YEAR FLOOD INFORMATION F.I.R.M. # 48201C PANEL # 04201 ZONE "X" REVISED 11-6-96

DATE: 2-10-97 SCALE: 1"=20' JOB NO. MM104-96

