

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: April 8, 2024 GF No. 2445203SP

Name of Affiant(s): Ashley Marie Meza-Giannini

Address of Affiant: 7459 Lynnbrook Falls Lane, Humble, TX 77396

Description of Property: Fall Creek Sec 27, Block 1, Lot 36, Harris County

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 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 05/21/2020, 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:)

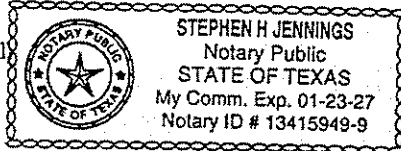
None

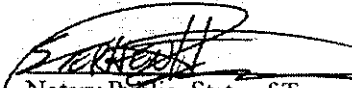
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

  
Ashley Marie Meza-Giannini

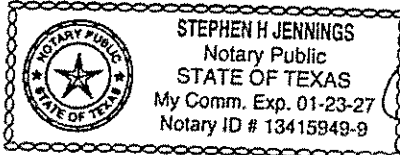
SWORN AND SUBSCRIBED BEFORE ME this 8<sup>th</sup> day of April, 2024, by Ashley Marie Meza-Giannini.

(notary seal) 

  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on this 8<sup>th</sup> day of April, 2024, by Ashley Marie Meza-Giannini.

(notary seal) 

  
Notary Public, State of Texas

### PURCHASERS ACKNOWLEDGMENT

I/we, the undersigned, hereby acknowledge that University Title Company has made no representations as to the accuracy of the survey being used in connection with our purchase of the above referenced property. I/we further acknowledge that I/we have been advised that it was my/our decision whether or not to obtain a current survey prior to purchasing said property.

\_\_\_\_\_  
Eric Milan

\_\_\_\_\_  
Yadira Milan