

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

Date: 3-1-2024 GF No. _____

Name of Affiant(s): TIFFANI ESTRELLO

Address of Affiant: 6446 ST. BERNADETTE DRIVE ; SPRING, TX. 77379

Description of Property: LOT #4, BLOCK #1, CHANCEL ADDITION, CITY OF SPRING IN
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.

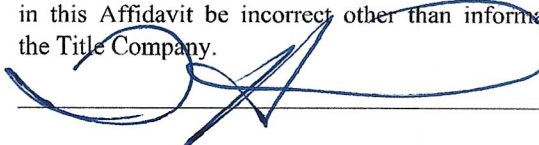
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 04-25-2012 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): _____

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.

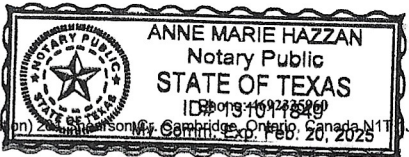
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.



SWORN AND SUBSCRIBED this 01 day of MARCH, 2024

Notary Public 

(TXR-1907) 02-01-2010



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

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

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

I.R. = 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
 COVERED
 SOD

ELECT. BOX
 A/C PAD

FIRE HYDRANT
 LIGHT STANDARD
 UTILITY POLE

MANHOLE
 WATER METER
 UTIL. PEDESTAL

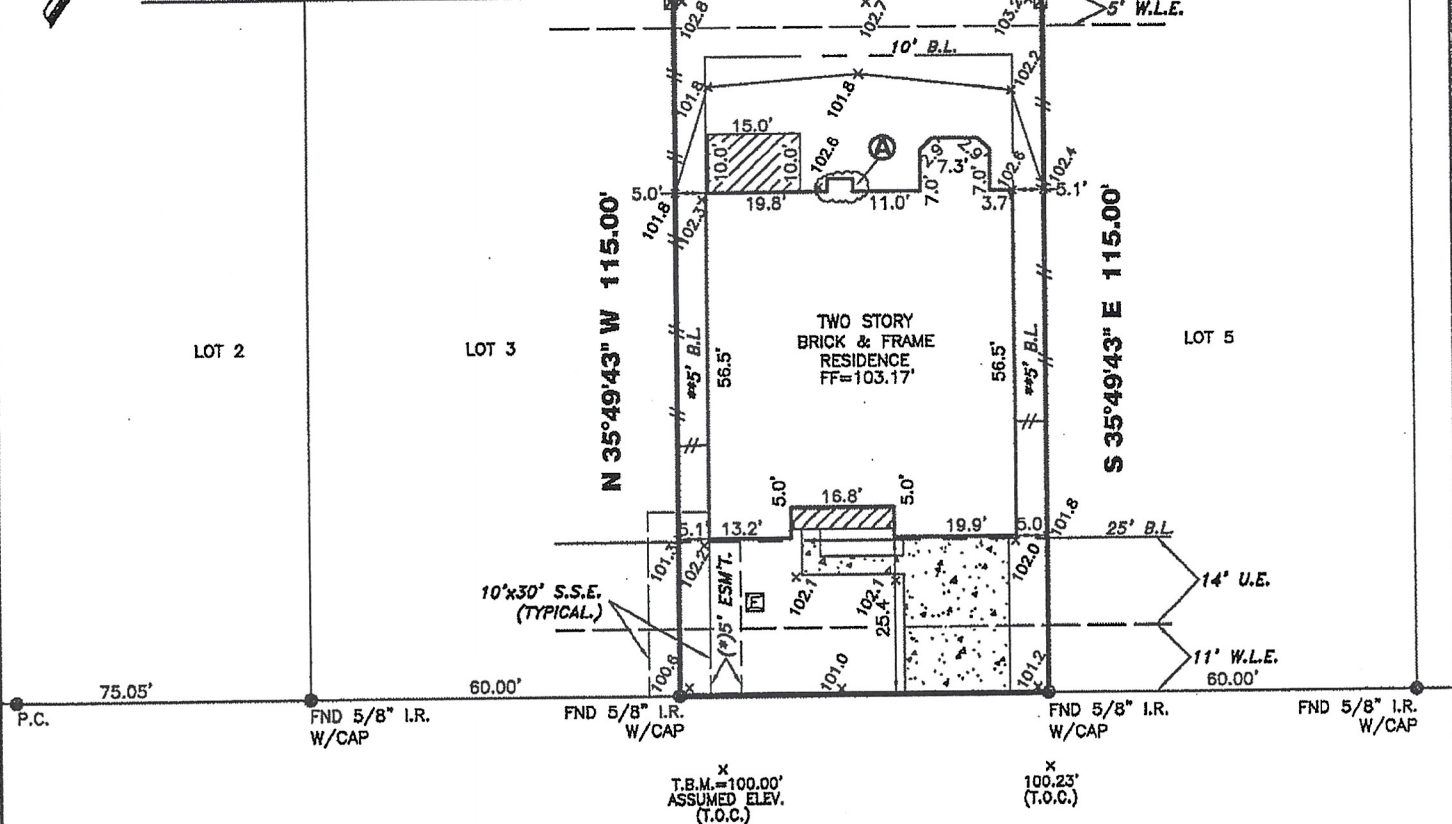
SCALE 1"=30'

15' 15' 30'

**KLEIN CEMETERY ROAD
 (VARIABLE WIDTH R.O.W.)**

FND 5/8" I.R. W/CAP BEARS N54°31'W, 0.2'
 THIS 0.1107 OF ONE ACRE OR 4,824 SQ.FT. OF LAND IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES
 FND 5/8" I.R. W/CAP BEARS N40°42'W, 0.2'

N 54°10'17" E 60.00'



S 54°10'17" W 60.00'

ST. BERNADETTE DR. (60' R.O.W.)

(*)CENTERPOINT, et. al. EASEMENT PER H.C.C.F.# 20100096409

(~) ZONE "X" PER PENDING CYPRESS CREEK LOMR CASE NO. 08-06-2369P, ADOPTED BY HARRIS COUNTY 8-19-08, 48201C 0245M (PRELIMINARY MAP)

Handwritten signature: Cari Hovis

6446 ST. BERNADETTE DR.

PROPERTY INFORMATION

LOT 4 BLOCK 1

SUBDIVISION: CHANCEL

RECORDING INFO:
 FILM CODE NO. 631172, MAP RECORDS
 HARRIS COUNTY, TEXAS

BORROWER:
TIFFANI ESTRELLA

TITLE CO.
MTH TITLE COMPANY, LC
 G.F.# 1220109293 G.F. DATE: 01-09-12

SURVEYED FOR:
MERITAGE CORP./LEGACY & HAMMONDS HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: L11164-11
 CLIENT JOB NO: 65345010105
 DRAWN BY: MB
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 02-01-12

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0245L
 REVISED DATE: 06-18-07 ZONE: (~) "X"

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

NOTES:

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

ALL ROD CAPS ARE STAMPED "HOVIS", 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 F.C.# 831172, M.R.H.C.TX. AND H.C.C.F. NOS. 20090407128, 20090428796, 20090558702.

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

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON

CONTRACTOR/BUILDER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITIES OVER, UNDER AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY

REVISIONS

NO.	DATE	REASON	BY
1	04-25-12	FINAL SURVEY	T. GRIF

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 SURVEYORS SEAL AND SIGNATURE

© 2012, TRI-TECH SURVEYING COMPANY, L.P.

05-18-12

STATE OF TEXAS
 REGISTERED
 RALPH C. HILTON
 5797
 PROFESSIONAL LAND SURVEYOR

Handwritten signature: Ralph C. Hilton

SURVEYOR REGISTRATION