

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Mike Simon and Sherryl Simon

Address of Affiant: 11842 Bayhurst Dr, Houston, TX 77024

Description of Property: Lt 8 Blk 4 Bayhurst Oaks

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 6/2022 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

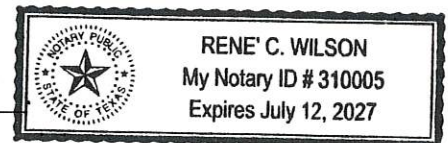
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

DocuSigned by:  
Mike Simon  
12AF0C82769246E

SWORN AND SUBSCRIBED this 21<sup>st</sup> day of March, 2024

Renée C. Wilson  
Notary Public

(TXR 1907) 02-01-2010



GF NO. 22003984 OLD REPUBLIC TITLE  
ADDRESS: 11842 BAYHURST DRIVE  
HOUSTON, TEXAS 77024  
BORROWER: LAWRENCE SHIPLEY

# LOT 8, BLOCK "A" BAYHURST OAKS

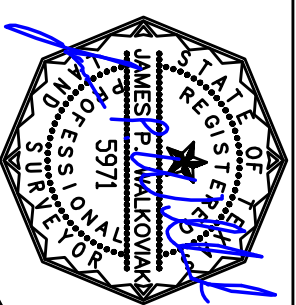
A SUBDIVISION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 42, PAGE 10 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS



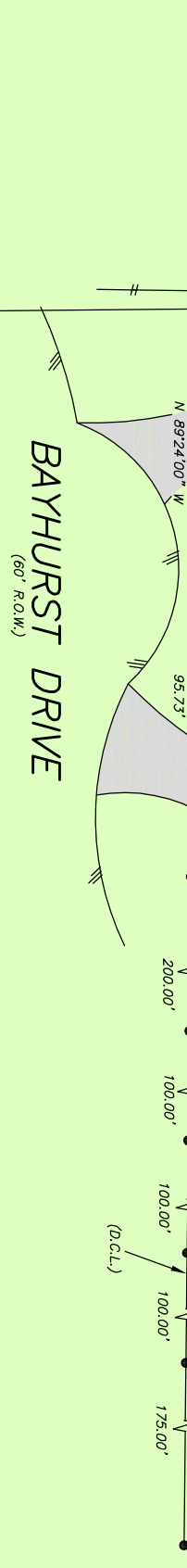
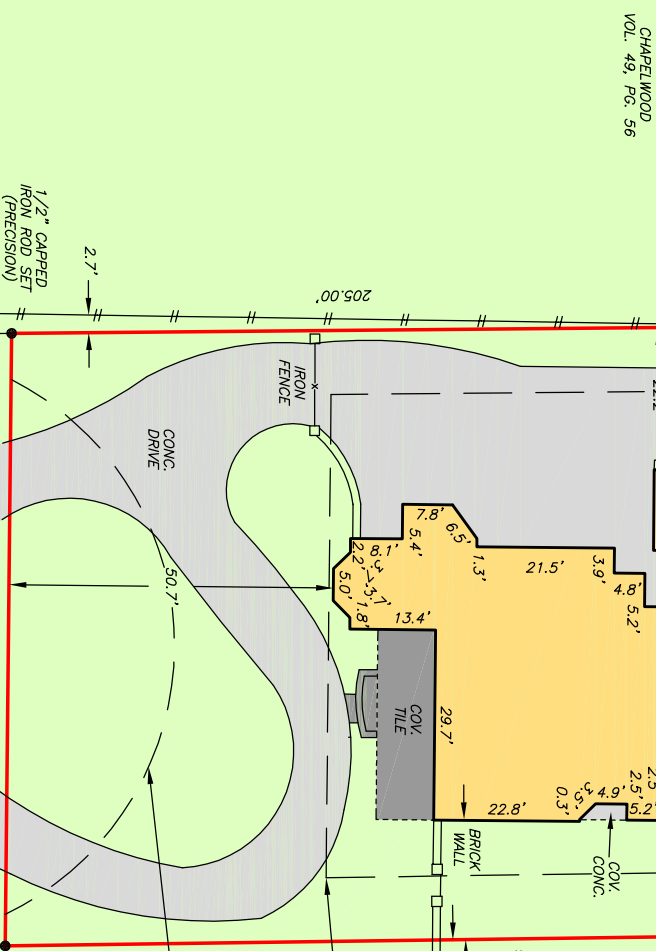
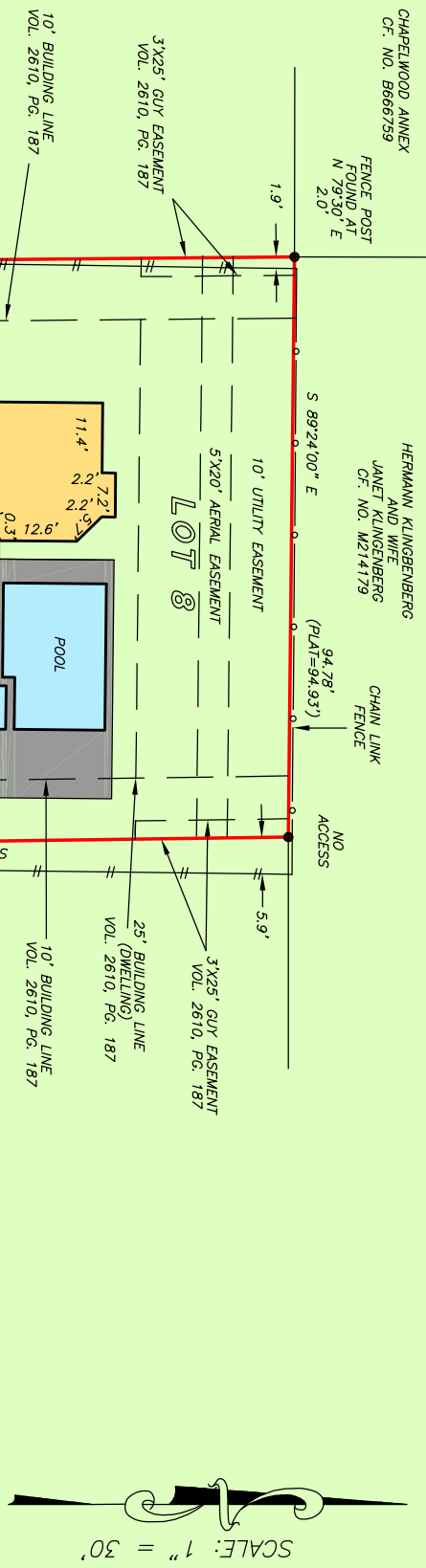
THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
MAP NO. 48201C 0645-1  
MAP REDVISION: 06/18/2007  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.  
A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 42, PG. 10, H.C.M.R.  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCUMBRANCES APPEAR ON THE GROUND  
EXCEPT AS SHOWN THEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK  
PROFESSIONAL LAND SURVEYOR  
NO. 5971  
JOB NO. 22-04149  
JUNE 14, 2022  
REVISED: JUNE 17, 2022 (BUILDING LINES)



DRAWN BY: RE



**OLD REPUBLIC** NATIONAL TITLE INSURANCE COMPANY  
AUDREY THORPE  
713-626-9220



**PRECISION**  
surveyors

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www.precisionssurveyors.com  
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950 THREADNEEDLE STREET, SUITE 150 HOUSTON, TEXAS 77079

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1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
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