

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

Date: _____ GF No. _____

Name of Affiant(s): Carol T. Church

Address of Affiant: 29114 Abbey Grove Lane, Katy, TX 77494

Description of Property: YOUNG RANCH SEC 6, BLOCK 2, LOT 2

County Fort Bend County, 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 June 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

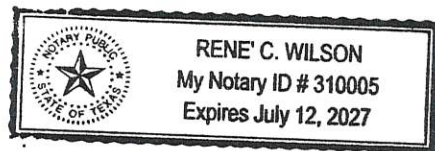
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Carol T. Church

SWORN AND SUBSCRIBED this 28th day of March, 2024

René C. Wilson

Notary Public



(TXR 1907) 02-01-2010

*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

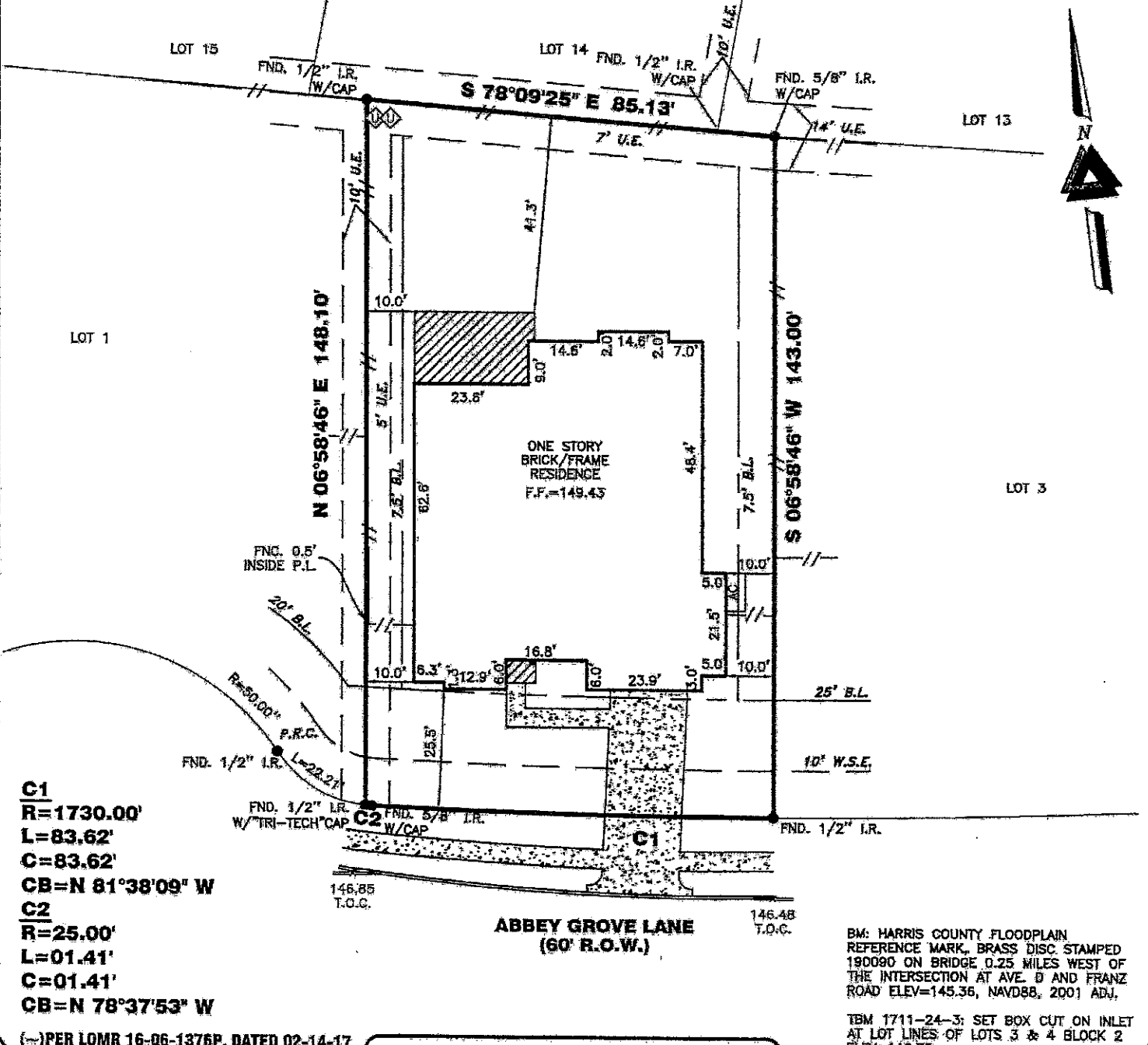
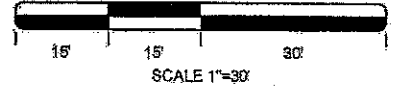
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

LEGEND
 M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

I = IRON FENCE
 X = WIRE FENCE
 // = WOOD FENCE
 O = CHAIN LINK FENCE
 --- = BUILDING LINE (B.L.)
 --- = EASEMENT LINE
 --- = AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. (MH) MANHOLE WATER METER



C1
R=1730.00'
L=83.62'
C=83.62'
CB=N 81°38'09" W
C2
R=25.00'
L=01.41'
C=01.41'
CB=N 78°37'53" W

(-)-PER LOMR 16-06-1376P, DATED 02-14-17

29114 ABBEY GROVE LANE

BM: HARRIS COUNTY FLOODPLAIN REFERENCE MARK, BRASS DISC STAMPED 190090 ON BRIDGE 0.25 MILES WEST OF THE INTERSECTION AT AVE. D AND FRANZ ROAD ELEV=145.36, NAVD88, 2001 ADJ.
 TBM 1711-24-3; SET BOX CUT ON INLET AT LOT LINES OF LOTS 3 & 4 BLOCK 2 ELEV=146.75.

PROPERTY INFORMATION

LOT 2 BLOCK 2

SUBDIVISION:
YOUNG RANCH SEC. 6

RECORDING INFO:
PLAT NO. 20190104, PLAT RECORDS, FORT BEND COUNTY, TEXAS

BORROWER:
MICHAEL B CHURCH AND CAROL T CHURCH

TITLE CO.
M/I TITLE LLC
G.F.# GF-3004674 G.F. DATE: 06-30-20

SURVEYED FOR:
M/I HOMES OF HOUSTON, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: IM2228-20

CLIENT JOB NO: _____

DRAWN BY: GH

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0040L

REVISED DATE: 04-02-14 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.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20190104, P.F.B.C.TX; P.B.C.C. FILE NOS. 2016002780, 2016002854, 2016049503, 2016049504, 2016049507, 2016049508, 2016049509, 2016049510, 2016049511, 2016049512, 2016049513, 2016049514, 2016049515, 2016049516, 2016049517, 2016049518, 2016049519, 2016049520, 2016049521, 2016049522.

ALL ROD CAPS ARE STAMPED "LMA", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.

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 CONNECTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

PLANS WERE NOT PROVIDED TO ADDRESS ANY EAVES, CUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

SURVEYOR IS NOT RESPONSIBLE FOR EASEMENTS AND OR PRESCRIPTIVE RIGHTS THAT MAY NOT BE OF RECORD IN REGARDS TO ANY EXISTING UTILITIES. SURVEYOR SHOWS ALL KNOWN RECORDED EASEMENTS AS LISTED IN THE TITLE REPORT AND/OR ON THE RECORDED PLAT.

REVISIONS

DATE	REASON	BY
07-27-20	FORM	GH
12-04-20	FINAL	SK

TRI-TECH SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR., HOUSTON, TEXAS 77042
PH: 713-667-8800

www.tritechtx.com TBPLS #10115900

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.
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