

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

Date: 02-23-2024 GF No. \_\_\_\_\_  
Name of Affiant(s): RODRIGO REYES JR  
Address of Affiant: 13510 DRIPPING SPRINGS DRIVE HOUSTON, TEXAS 77083  
Description of Property: LT 45 BLK 2 Pheasant Run SEC 2  
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 \_\_\_\_\_, 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 \_\_\_\_\_ 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.

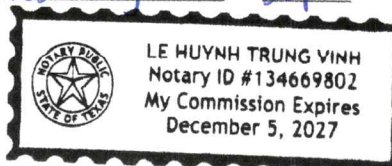
EXCEPT for the following (If None, Insert "None" Below:)

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.

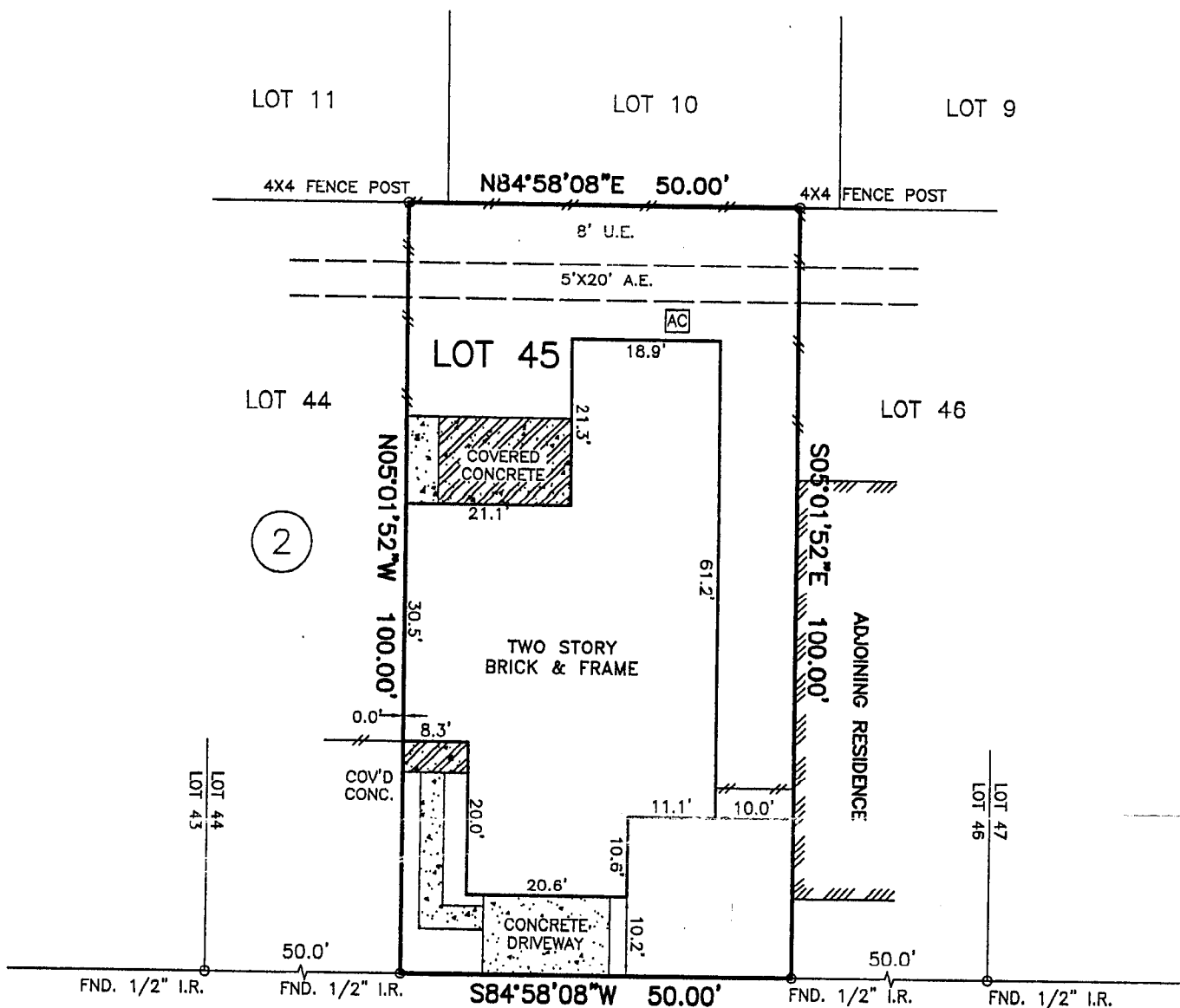
RODRIGO O. REYES JR  
SWORN AND SUBSCRIBED this 23<sup>rd</sup> day of February, 2024.

[Signature]  
Notary Public

(TXR 1907) 02-01-2010



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**DRIPPING SPRINGS DRIVE**  
(50' R.O.W.)

*[Handwritten signatures]*



**NOTES:**

1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY AMERIPOINT TITLE COMPANY UNDER G.F. NO. 0836472CF.
2. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
3. H.L.&P. ESMT. AGREEMENT PER C.F. NO. G399280.
4. THE RIGHT OF INGRESS AND EGRESS FOR THE EXPLORATION OF MINERALS WAS WAIVED PER C.F. NO. G123275.

- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.

SCALE: 1" = 20'

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X", MAP # 48201C, PANEL 0830L, DATED 06-18-07. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: ETIENNE AND MYLEINE DJIKENG JOB NO.: 09077-08

ADDRESS: 13510 DRIPPING SPRINGS DRIVE, HOUSTON, TEXAS 77083 G.F. NO.: 0836472CF

LENDER: — TITLE CO.: AMERIPOINT TITLE COMPANY KEY MAP: 528C