

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

Date: May 7, 2024 GF No. _____
Name of Affiant(s): Vahid Agagi
Address of Affiant: _____
Description of Property: Lot 14, Blk 2, ROYAL OAKS TERRACE
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 2/19/2008 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.

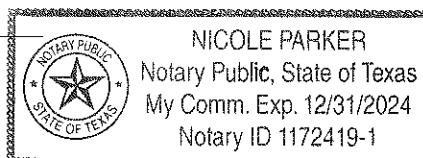
EXCEPT for the following (If None, Insert "None" Below:)

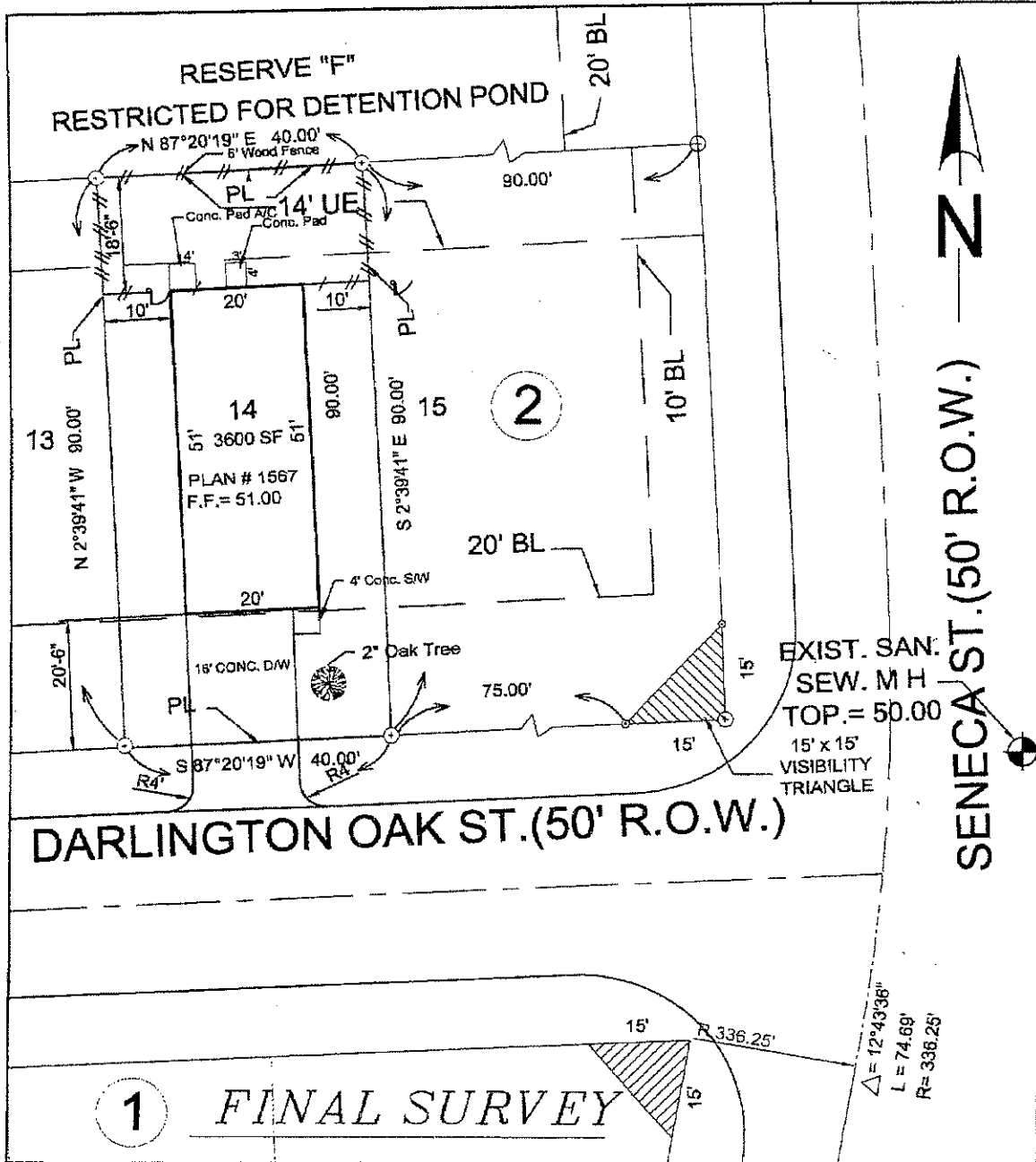
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Vahid Agagi
Vahid Agagi

SWORN AND SUBSCRIBED this 7th day of May, 2024.

Notary Public

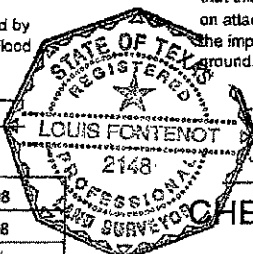




LOT 14	BLOCK 2	SECTION N/A	SUBDIVISION ROYAL OAKS TERRACE
RECORDATION	COUNTY HARRIS	STATE TEXAS	SURVEY JOSEPH CALLAHAN A-200
LENDER N/A	TITLE CO. N/A	GF No. N/A	
PURCHASER ADDRESS: 5823 DARLINGTON OAK ST. HOUSTON TX. 77 016			SCALE 1" = 20'

This lot doe's not lie in the 100 year flood and is in Zone "X" as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel no. 480266-0685 L dated APRIL 20 2000

I do hereby certify that this survey was this day made on the ground and that this plat correctly represent the property legally described hereon (or on attached sheet) That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.



[Handwritten Signature] 2/19/08

FIELD WORK	LF/RH	02-19-08
DRAFTED BY	RH	02-19-08
CHECKED BY	LF	02-19-08
KEY MAP NO.	414 V	

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