

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

Date: _____ GF No. _____

Name of Affiant(s): Hugo Molina and Angelica Garcia

Address of Affiant: 24739 Trull Brook Lane, Spring, TX 77389

Description of Property: 24739 Trull Brook Lane, Spring, TX 77389

County Harris 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 2023 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, replatting, 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): _____

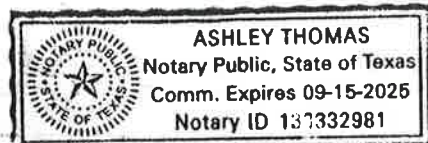
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

[Signature]

SWORN AND SUBSCRIBED this 12 day of February, 2024.

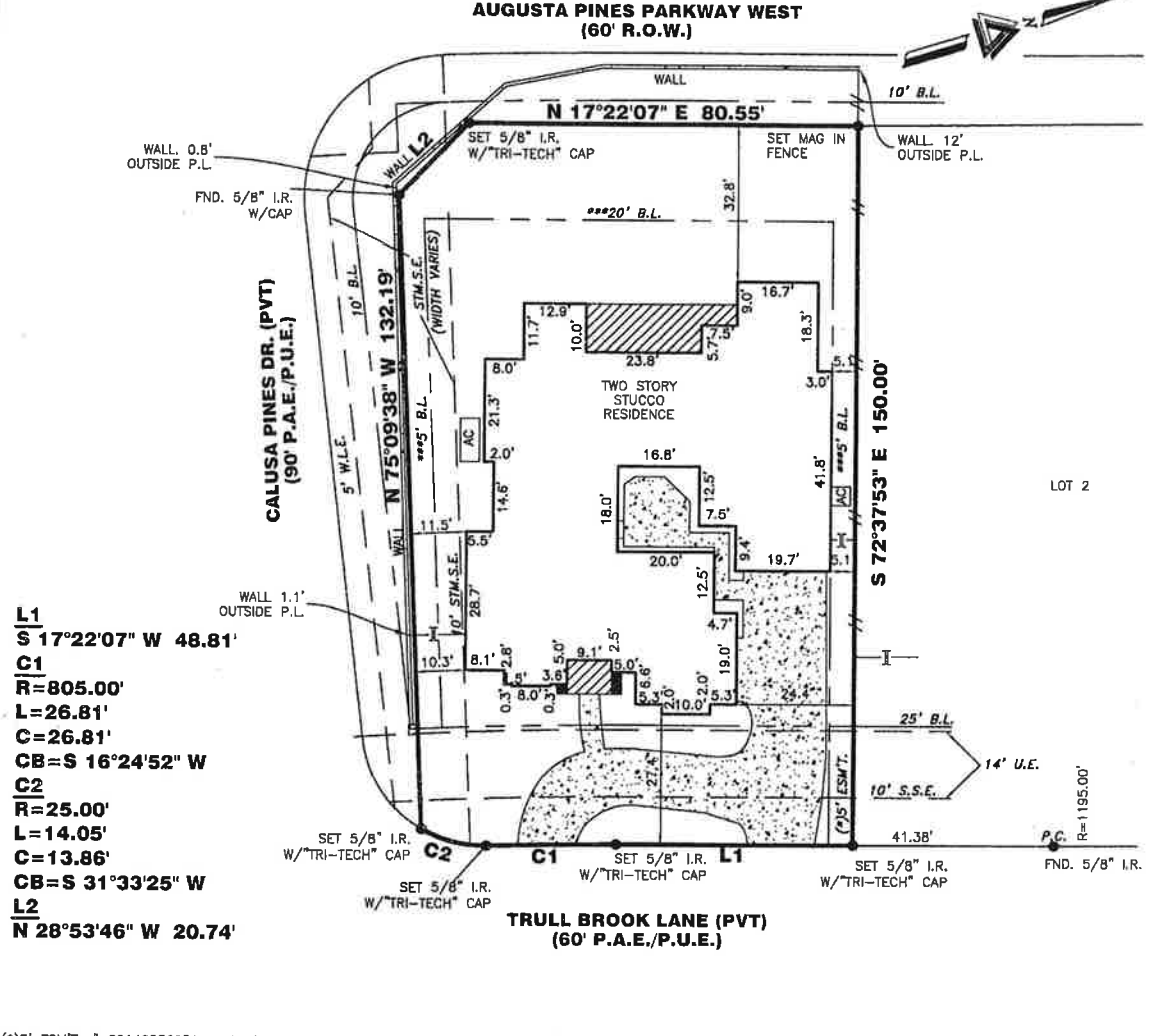
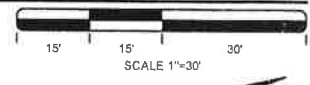
[Signature]

Notary Public
(TXR 1907) 02-01-2010



LEGEND

* CITY ORDINANCES	I.R. = IRON ROD	FND. = FOUND	M.U.E. = MUNICIPAL UTILITY ESMT.		IRON FENCE
** RESTRICTIVE COVENANTS	I.P. = IRON PIPE	FNC. = FENCE	S.S.E. = SANITARY SEWER ESMT.		WIRE FENCE
*** BUILDER GUIDELINES	P.L. = PROPERTY LINE	P.U.E. = PUBLIC UTILITY ESMT.	W.L.E. = WATERLINE EASEMENT		WOOD FENCE
() RECORD INFORMATION	U.E. = UTILITY EASEMENT	P.A.E. = PERMANENT ACCESS ESMT.	R.O.W. = RIGHT-OF-WAY		CHAIN LINK FENCE
	CONCRETE		COVERED		BUILDING LINE (B.L.)
	SOD		BRICK		EASEMENT LINE
	A/C PAD		ELEG BOX		AERIAL EASEMENT (A.E.)
	UTIL. PED.		MANHOLE		WATER METER



L1
S 17°22'07" W 48.81'
C1
R=805.00'
L=26.81'
C=26.81'
CB=S 16°24'52" W
C2
R=25.00'
L=14.05'
C=13.86'
CB=S 31°33'25" W
L2
N 28°53'46" W 20.74'

(*5' ESMT. # 20140556931, 20150062876

24739 TRULL BROOK LANE

PROPERTY INFORMATION

LOT 1 BLOCK 1

SUBDIVISION:
 RETREAT AT AUGUSTA PINES

RECORDING INFO:
 FILM CODE NO. 665268, MAP RECORDS,
 HARRIS COUNTY, TEXAS

BORROWER:
 ANGELICA MARIA DIAZ GARCIA

TITLE CO.
 ALAMO TITLE COMPANY

G.F.# ATCH23126783 G.F. DATE: 03-01-23

SURVEYED FOR:
 J D ALAN HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: JD108-22

CLIENT JOB NO: _____

DRAWN BY: VG

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 0235M

REVISED DATE: 10-16-13 ZONE: "X"

NOTES:

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILM CODE NO. 665268, M.R.M.C.T.A., M.C.C. FILE NOS. X-867248 2006021221, 2011014340 3015014303 2015027840, 2015025803, 2014060631, 2015030076.

ALL ROD CAPS ARE STAMPED "WILLER", 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.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, AND 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.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (BRED) RESTRICTIONS, E.T.C. AND ZONING ORDINANCES (INCLUDING CITY OF CONROE), 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.

www.tritechtx.com TBP/LS #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
 © 2023 TRI-TECH SURVEYING COMPANY, L.P.



04/13/2023

Mark S. Brown

SURVEYOR REGISTRATION

REVISIONS

DATE	REASON	BY
04-05-22	FORM	VG
04-11-23	FINAL	MR