

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

Date: 5/16/24 GF No. _____
Name of Affiant(s): Paul E Long, Karen L Long
Address of Affiant: 17627 Forest Haven Trail, Tomball, Tx 77375
Description of Property: Memorial Springs Sec 1 - LT 20 BLK 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 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."):
PAUL LONG
KAREN LONG
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 10/5/2012 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): 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.

Paul E Long
Paul E Long
Karen L Long

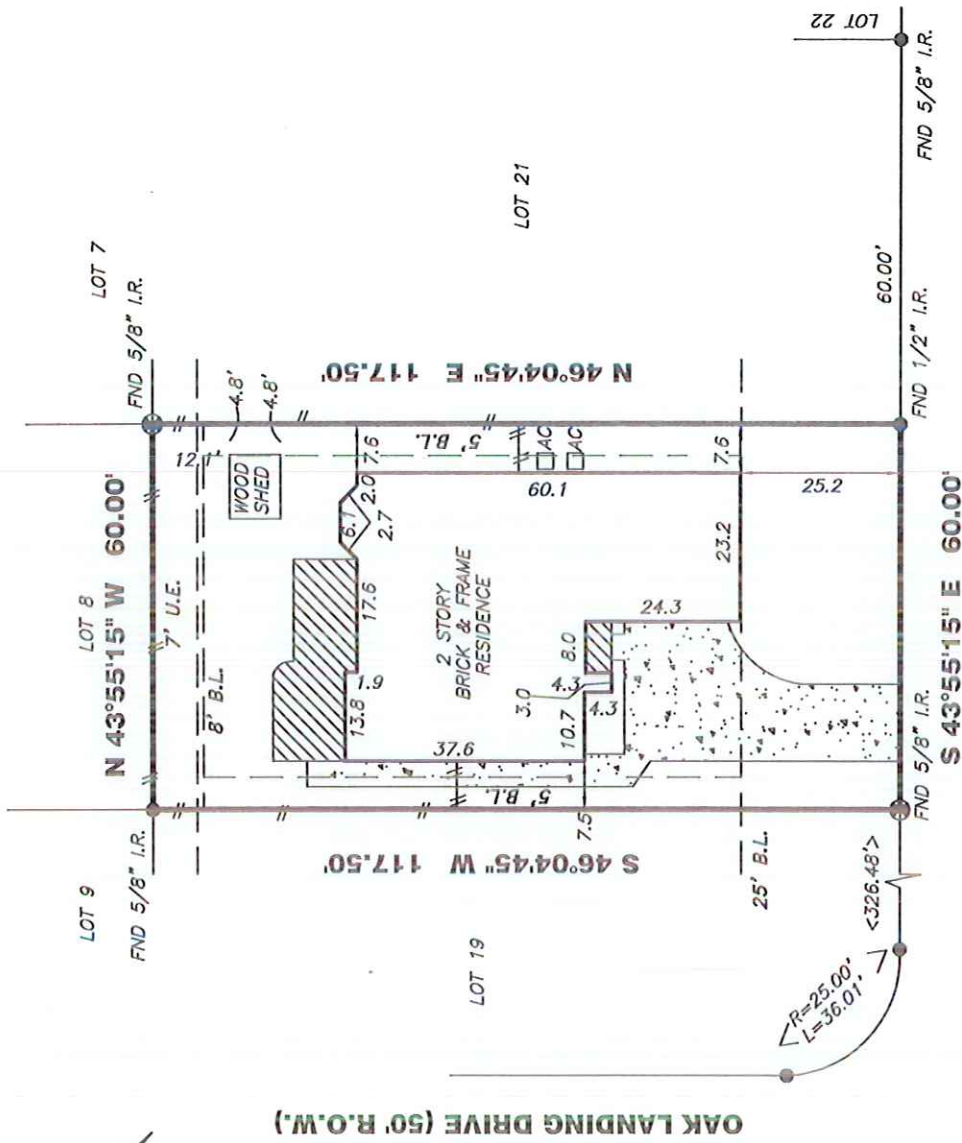
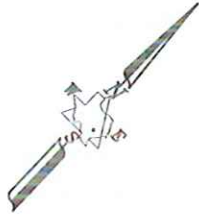
SWORN AND SUBSCRIBED this 16th day of May 2024
Caroline Rodriguez
Notary Public





TRI-TECH SURVEYING COMPANY, L.P.

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10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610



REVISIONS 09-11-01 FINAL SURVEY
10-04-12 UPDATE SURVEY

THE CONTROL FOR THIS SURVEY WAS ESTABLISHED ON 09-11-01, THIS BOUNDARY WAS ESTABLISHED USING THE PREVIOUSLY ESTABLISHED CONTROL AND ADDITIONAL FIELD WORK PERFORMED ON 10-04-12.

DRAINAGE EASEMENT 15' IN WIDTH ON EACH SIDE OF THE CENTER LINE OF NATURAL DRAINAGE COURSES AS SHOWN ON THE RECORDED PLAT

3' SIDE LOT LINE BUILDING LINE, A 10' MINIMUM BETWEEN HOUSES, 10' SIDE STREET BUILDING LINE FOR ANY STRUCTURE AND AN 8' REAR LOT LINE BUILDING LINE, PER C.F.# U668438, R.P.R.H.C.TX.

RELJANT ENERGY, H.L.&P. AGREEMENT PER C.F.#U717515, H.C.TX.

SUBJECT TO VISIBLE AND APPARENT EASEMENTS NOT OF RECORD OVER, UNDER AND ACROSS THE PROPERTY HEREIN DESCRIBED.

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 ITS ACCURACY.

LEGEND		REVISIONS	
	CONCRETE		CONTROLLING MONUMENT
	COVERED		IRON FENCE
	ASPHALT		CHAIN LINK FENCE
			WOOD FENCE

17627 FOREST HAVEN TRAIL (50' R.O.W.)

SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF TOMBALL: THE FRONT BUILDING LINE SHALL NOT BE LESS THAN 25' FROM THE FRONT PROPERTY LINE, EXCEPT THAT WHERE THE LOT'S FACE ON A MAJOR STREET, THE BUILDING LINE SHALL NOT BE LESS THAN 35' FROM THE FRONT PROPERTY LINE, THE SIDE BUILDING LINE SHALL NOT BE LESS THAN 5' FROM THE SIDE BUILDING LINE, THE BUILDING LINE FOR SIDE CORNER LOTS SHALL NOT BE LESS THAN 15' FROM THE SIDE STREET PROPERTY LINE, EXCEPT THAT WHERE A LOT SIDES A MAJOR STREET, THE BUILDING LINE SHALL BE NOT LESS THAN 25', A 15' REAR BUILDING LINE, EXCEPT WHERE A THE REAR PROPERTY LINE ABUTS AN ALLEY, THERE SHALL BE A MINIMUM OF 30' BETWEEN BUILDINGS ABUTTING SAID ALLEY, PROVIDED THAT IF THE ALLEYWAY IS A 20' ALLEYWAY THEN THE MINIMUM REAR BUILDING LINE SHALL BE NO LESS THAN 5', AND 7'-1/2' FOR A 15' WIDE ALLEYWAY.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

BEARINGS SHOWN REFERENCED TO:
BEARINGS REFERENCED TO: PLAT NORTH.

THIS SURVEY IS VALID WITH THE ORIGINAL SIGNATURE AND EMBOSSED SEAL ONLY.
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2012, TRI-TECH SURVEYING COMPANY

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 OR PLAT AND TITLE INFORMATION PROVIDED BY CHICAGO TITLE G.F. No. CTH-TOF-CTT12613684KLT, DATED 09-16-12.

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 on the tract or parcel of land, according to the map or plat thereof, indicated below.

drawn by: S. NGUYEN
10-05-12

BOUNDARY SURVEY OF

LOT 20, BLOCK 2 OF MEMORIAL SPRINGS SECTION ONE
RECORDED IN FILM CODE NO.: 455109 MAP RECORDS HARRIS

COUNTY, TEXAS.

BORROWER: PAUL E. LONG AND KAREN L. LONG

TITLE COMPANY: CHICAGO TITLE G.F.# CTH-TOF-CTT12613684KLT

SURVEYED FOR: PAUL E. LONG AND KAREN L. LONG

F.I.R.M. MAP No. 48201C PANEL No. 0240L ZONE "X" REVISED 11-6-96

DATE: SEE REVISIONS SCALE: 1"=30' JOB NO. G635-01

SURVEYOR REGISTRATION