

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

Date: May 21, 2024

GF No. _____

Name of Affiant(s): Natha Byrd

Address of Affiant: 16215 Landau Park, Spring, TX 77379

Description of Property: Lot 4 Block 4 Champion Forest Section 10

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 February 11, 2022 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.

Natha Byrd



SWORN AND SUBSCRIBED this 21 day of May, 2024

Notary Public [Signature]

(TXR-1907) 02-01-2010



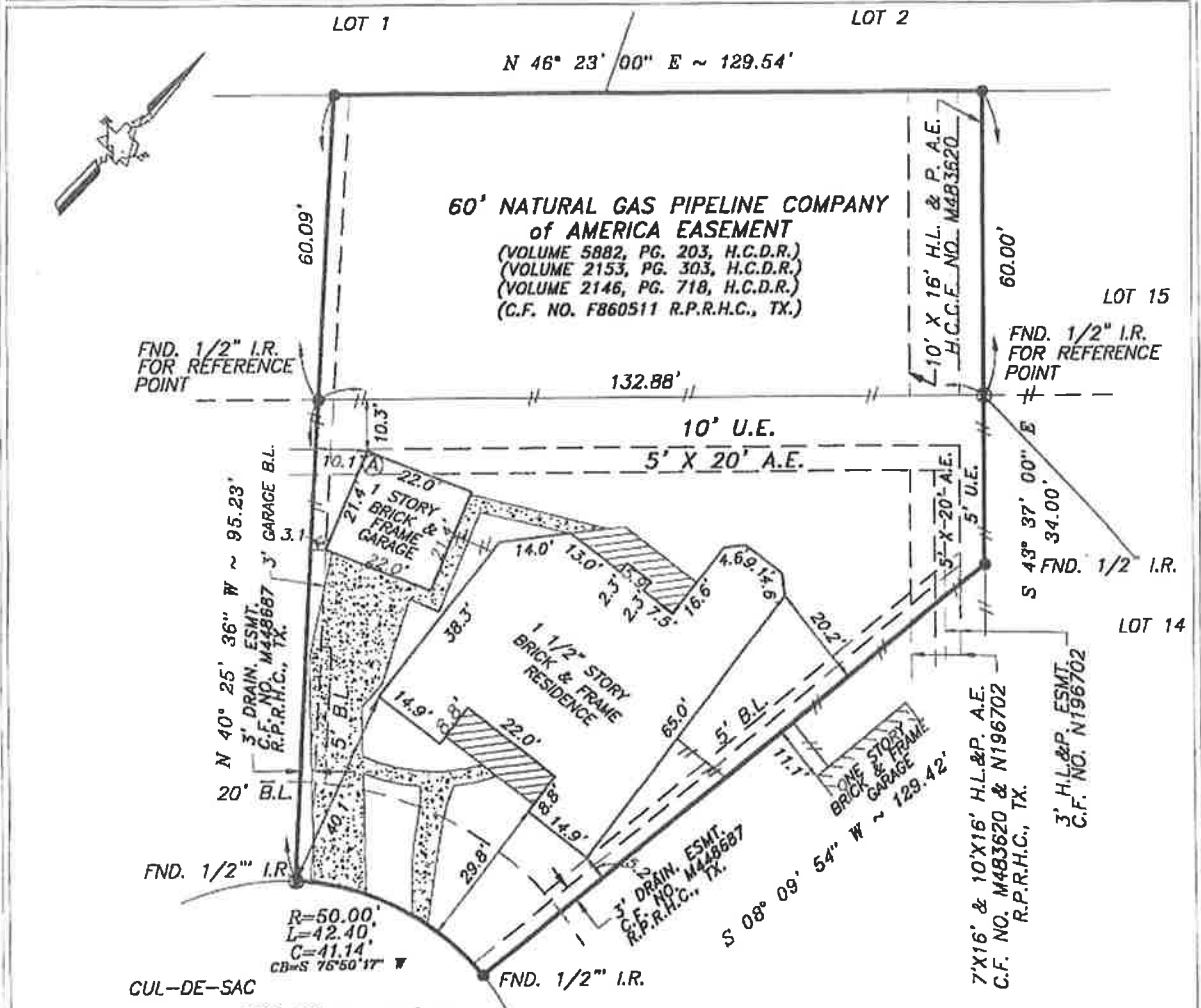
TRI-TECH SURVEYING CO, INC.

5320 GULFTON ~ SUITE #1

HOUSTON, TEXAS.

77081

PHONE: (713) 667-0800



④ NO A.E. ENCROACHMENT

AN EASEMENT FOR DRAINAGE PURPOSES EXTENDING A DISTANCE OF 15' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, AS REFLECTED BY THE RECORDED PLAT.

BUILDING SET BACK LINE 5' IN WIDTH ALONG INTERIOR PROPERTY LINE PER C.F. NO. M448687 R.P.R.H.C., TX.

SUBJECT TO A 2' WIDE UNDERGROUND CABLE T.V. ESMT. FOR AUDIO AND VIDEO COMMUNICATION SERVICES PER C.F. NO. M448687 R.P.R.H.C., TX.

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

BEARINGS SHOWN REFERENCED TO: N 46° 23' 00" E ALONG THE REAR PROPERTY LINE.

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.

SUBJECT TO C.O.H. ORDINANCE 85-1878 PER H.C.C.F. NO. N253886.

SUBJECT TO C.O.H. ORDINANCE 89-1312 PER H.C.C.F. NO. M337573.

BUILDING SET BACK LINE FOR GARAGE SHALL BE LOCATED 20' FROM THE FRONT LOT LINE MAY BE LOCATED 3' FROM THE SIDE PROPERTY LINE PER C.F. NO. M448687 R.P.R.H.C., TX.

SUBJECT TO THE RESTRICTIONS AND REGULATIONS IMPOSED BY ORDINANCES OF THE CITY OF HOUSTON, PER VOL. 5448, PG. 421 D.R.H.C., TX. AS AMENDED PER C.F. NO. J040968 R.P.R.H.C., TX., REGARDING THE HOUSTON INTERCONTINENTAL AIRPORT.

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

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 STEWART TITLE CO., G.F. NO. 98111858, DATED 1-23-01

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

drawn by: S. NGUYEN

BOUNDARY SURVEY OF

LOT 4, BLOCK 4 OF CHAMPION FOREST SECTION 10
 RECORDED IN VOL. 306 PAGE 64, MAP RECORDS HARRIS
 COUNTY, TEXAS
 BORROWER: JOHN R. LONG AND JO CAROLE LONG
 TITLE COMPANY: STEWART TITLE G.F. NO. 99111856
 SURVEYED FOR: ROYCE HOMES, L.P.
 FIRM MAP NO.: 4820IC PANEL NO.: 0245K ZONE: "X" REVISED 4-20-00
 DATE: 2-7-01 SCALE: 1" = 30' JOB NO.: R7808-99

Surveyor Registration