

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

Date: March 8, 2024

GF No. \_\_\_\_\_

Name of Affiant(s): Justin G Powell, Latisha Powell

Address of Affiant: 414 Rocky Ridge Drive, Anahuac, Tx 77514

Description of Property: Lot 56, Cypress Point Sec 1

County Chambers, 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 title 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 June 18, 2020 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): \_\_\_\_\_

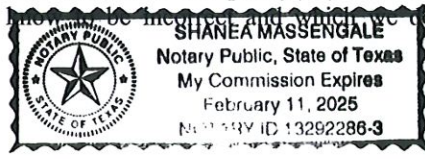
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Justin G Powell

Latisha Powell



SWORN AND SUBSCRIBED this 8 day of March, 2024

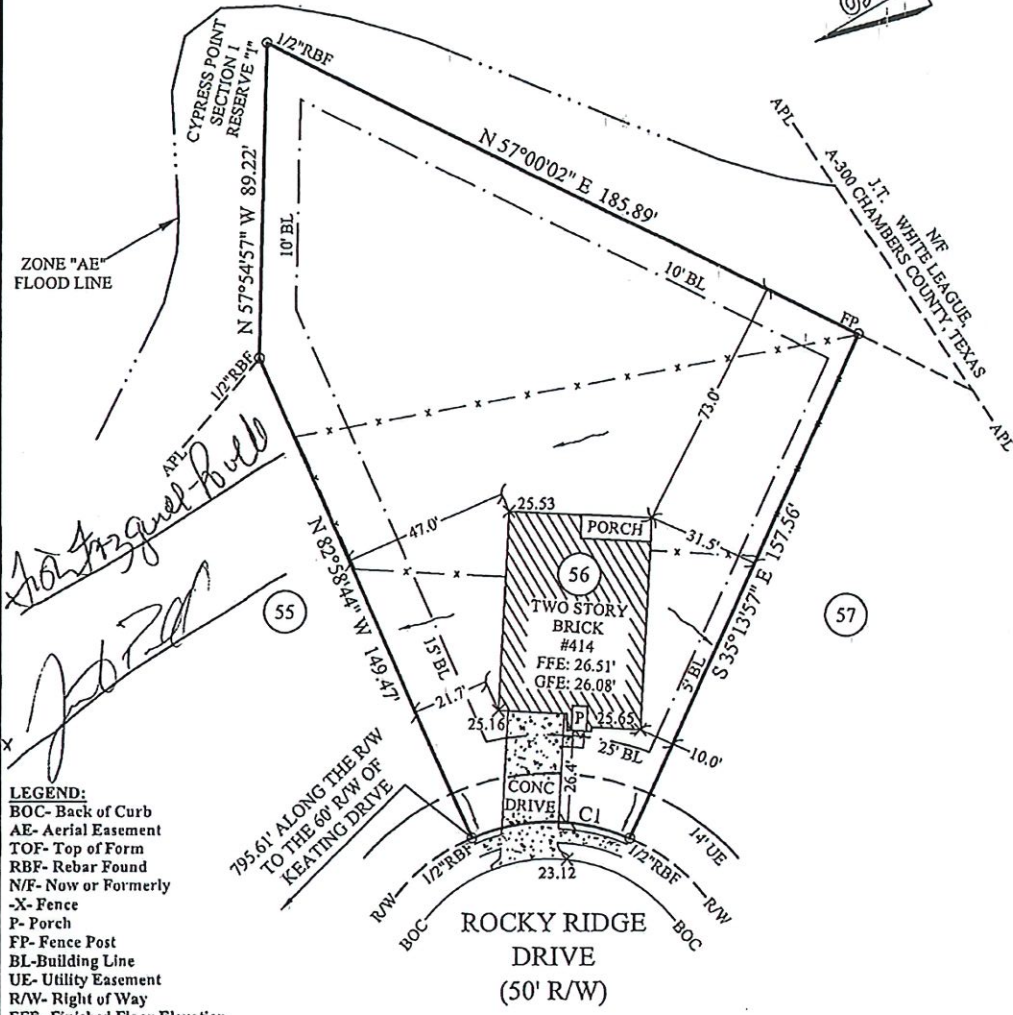
Shanea Massengale  
Notary Public

**GENERAL NOTES**

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER AND CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 105,805 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

Curve	Radius	Length	Chord	Chord Bearing
C1	55.00	45.83	44.52	S 30°53'39" W

ADDRESS: 414 ROCKY RIDGE DRIVE  
 AREA: 22,345 S.F. ~ 0.51 ACRES  
 CLERKS FILE NO. 2019-147148  
 MFE: 24.14



- LEGEND:**
- BOC- Back of Curb
  - AE- Aerial Easement
  - TOF- Top of Form
  - RBF- Rebar Found
  - N/F- Now or Formerly
  - X- Fence
  - P- Porch
  - FP- Fence Post
  - BL- Building Line
  - UE- Utility Easement
  - R/W- Right of Way
  - FFE- Finished Floor Elevation
  - MFE- Minimum Floor Elevation
  - GFE- Garage Floor Elevation
  - CONC- Concrete
  - APL- Approximate Property Line



COMMON PRIVACY  
 FENCES CONSTRUCTED  
 BY BUILDER

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**SURVEY FOR:**  
**DR HORTON**

SUBDIVISION: CYPRESS POINT  
 LOT: 56 SECTION: 1

CHAMBERS COUNTY, TEXAS

FIELD WORK DATE: 06/18/2020  
 20200604259 DRH FC: BC

**CARTER & CLARK**  
**LAND SURVEYORS AND PLANNERS**

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 Duluth, GA 30097  
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 FIRM LICENSE: 10193759

