

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

Date: 11/8/2023

GF No. _____

Name of Affiant(s): Kseniya Yefimova

Address of Affiant: 7725 Windward Passage St. Houston TX 77072

Description of Property: Courtyard home in
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 _____, 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 August 18th 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):

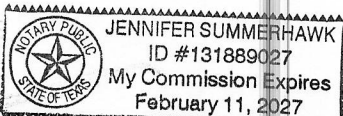
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Kseniya Yefimova



SWORN AND SUBSCRIBED this 08 day of November, 2023

Notary Public



(TXR-1907) 02-01-2010

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.0535 ACRES (2,330 SQUARE FEET) SITUATED
IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 405
HARRIS COUNTY, TEXAS**

Being a tract of land containing 0.0535 acres (2,330 square feet), situated in the H.T.&B.R.R. Co. Survey, Abstract 405, Harris County, Texas, being a tract of land out of Building Envelope Six in Two Worlds No. 1, Courtyard Homes Phase III, as recorded in Volume 284, Page 22 of the Map Records of Harris County, Texas, said Building Envelope Six being out of Unrestricted Reserve "D" of Two Worlds No. 1 Subdivision, as recorded in Volume 198, Page 15 of the Map Records of Harris County, being all of a tract conveyed unto Lon J. Wilson by deed recorded under Clerk's File No. G786385, of the Official Public Records of Harris County, Texas. Said 0.0535-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for the southwest corner of said Building Envelope Six, in the west right-of-way line of Windward Passage Street (60 feet wide), same being the southwest corner of the said tract herein described;

THENCE North 00°04'00" West along the west right-of-way line of said Windward Passage Street, a distance of 40.75 feet to a found 1/2-inch iron rod for the northwest corner of the said tract herein described;

THENCE North 89°56'00" East, a distance of 27.97 feet to a point for corner;

THENCE South 00°04'00" East, a distance of 6.25 feet to a point for corner;

THENCE North 89°56'00" East, a distance of 30.70 feet to a building corner for corner;

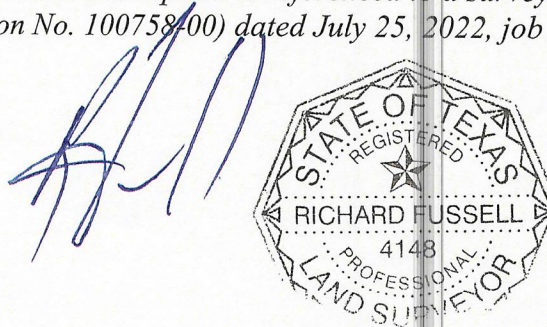
THENCE South 00°04'00" East, a distance of 9.95 feet to a point for corner;

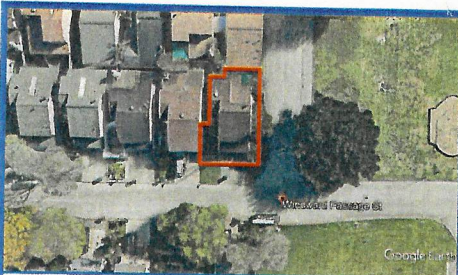
THENCE North 89°56'00" East, a distance of 5.33 feet to a building corner for corner;

THENCE South 00°04'00" East, a distance of 24.55 feet to a found 1/2-inch iron rod for the southeast corner of the said tract herein described;

THENCE South 89°56'00" West, a distance of 64.00 feet to the POINT OF BEGINNING and containing 0.0535 acres (2,330 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758/00) dated July 25, 2022, job number 7-114692-22.





TITLE COMPANY:



832-917-1991

G.F. #: 2757333-15264

ISSUE DATE:
JULY 19, 2022

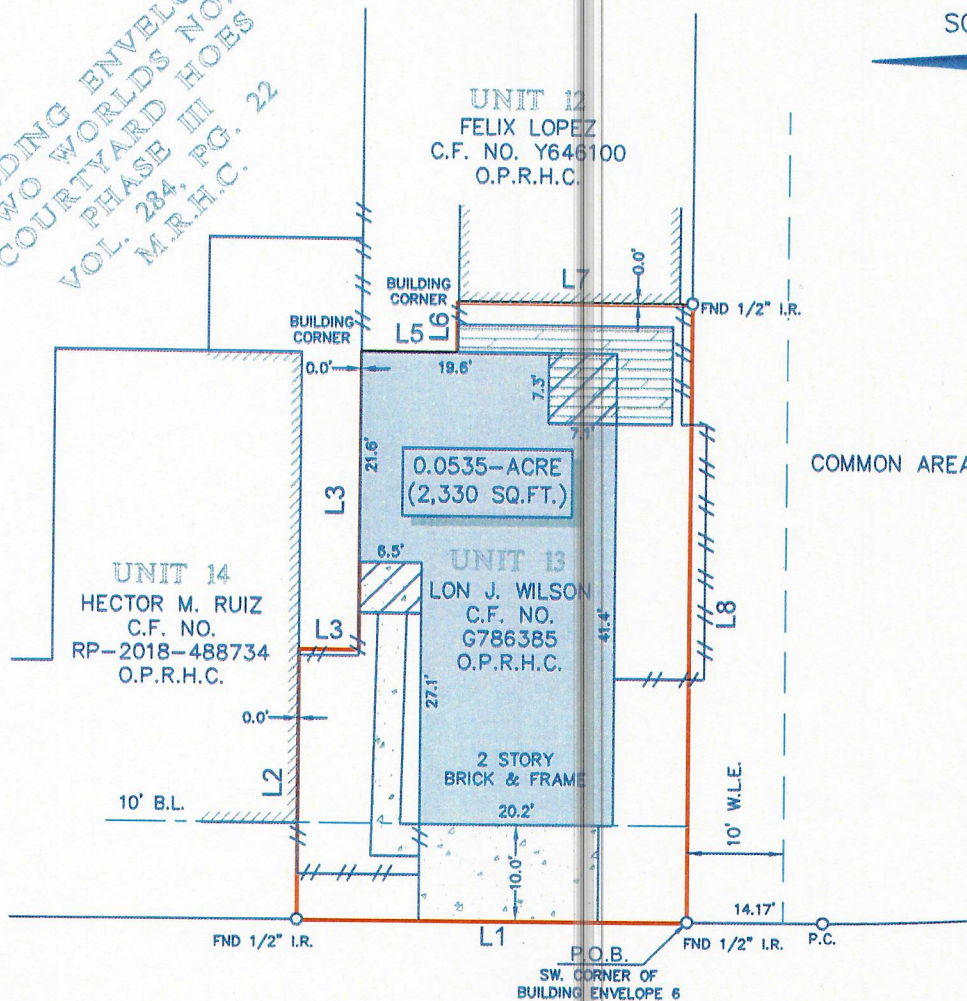


HT & BRR CO.
SURVEY
ABSTRACT 405

BUILDING ENVELOPE
5, TWO WORLDS NO. 1,
COURTYARD HOES
PHASE III
VOL. 284, PG. 22
M.R.H.C.

LINE	BEARING	DISTANCE
L1	N 00°04'00" W	40.75'
L2	N 89°56'00" E	27.97'
L3	S 00°04'00" E	6.25'
L4	N 89°56'00" E	30.70'
L5	S 00°04'00" E	9.95'
L6	N 00°04'00" E	5.33'
L7	S 00°04'00" E	24.55'
L8	S 89°56'00" W	64.00'

SCALE 1"=20'



WINDWARD PASSAGE STREET
(60' R.O.W.)
(VOL. 196, PG. 15, M.R.H.C.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO LON J. WILSON, RECORDED IN COUNTY CLERK'S FILE NO. G786385 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JULY 19,

LEGEND

	CONCRETE		FENCE WOOD
	COVERED AREA		FENCE METAL
	WOOD DECK		B.L. = BUILDING LINE
	ADJOINING		W.L.E. = WATER LINE EASEMENT