

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

Date: 06/10/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Kyle Berry and Shelley Berry  
Address of Affiant: 829 Wakefield Drive, #B, Houston, TX 77018  
Description of Property: TRS 61A & 61B  
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 August 1, 2014 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

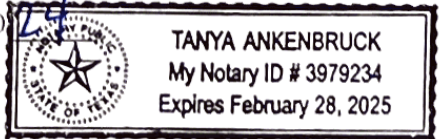
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Kyle Berry  
Shelley Berry

SWORN AND SUBSCRIBED this 17 day of June, 2024

Tanya Ankenbruck  
Notary Public

(TXR 1907) 02-01-2010



ADDRESS :829 WAKEFIELD DRIVE #B  
HOUSTON, TEXAS 77018

CLIENT :NORTH AMERICAN TITLE CO.

BUYER :KYLE BERRY AND SHELLEY GRAY

LENDER :CORNERSTONE HOME LENDING, INC.

A LAND TITLE SURVEY OF

LOT 7, BLOCK 1, TOGETHER WITH AN UNDIVIDED 1/10TH INTEREST IN RESERVE "A" OF WAKEFIELD CROSSING, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN FILM CODE NO. 675846 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON RECORDED PLAT)

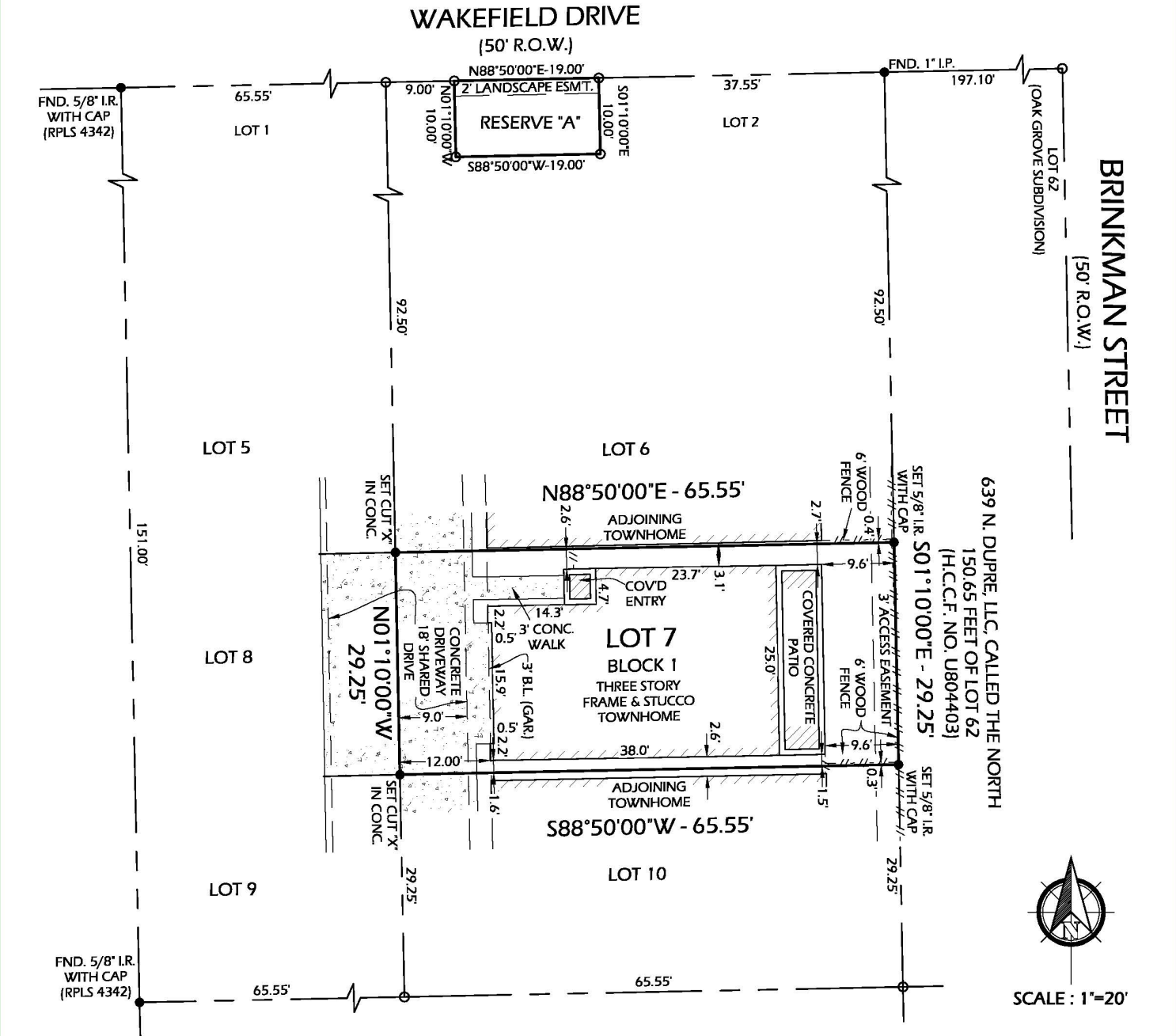


1233 WEST LOOP SOUTH  
SUITE 101  
HOUSTON, TEXAS 77027  
713-349-9456

- NOTES:
- SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 14636-16-01693 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
  - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

- SITE SUBJECT TO:
- RESTRICTIVE COVENANTS AS PER PLAT RECORDED IN FILM CODE NO. 675846, MAP RECORDS, HARRIS COUNTY, TEXAS.
  - ORDINANCE #85-1878 BY THE CITY OF HOUSTON, RECORDED IN CLERK'S FILE NO. N253886, AND HAVING BEEN AMENDED BY ORDINANCE NO. 1999-262, ENACTED FEBRUARY 17, 1999, HARRIS COUNTY, TEXAS.
  - DEDICATION OF HOMEOWNERS ASSOCIATION COMMON AREA BY CMC ENTERPRISES, INC., RECORDED IN CLERK'S FILE NO(S). 20150510698, 2016-151617 AND 2016-296847, HARRIS COUNTY, TEXAS.

- LEGEND:
- H.C.M.R. - HARRIS COUNTY MAP RECORD
  - H.C.D.R. - HARRIS COUNTY DEED RECORD
  - H.C.C.F. - HARRIS COUNTY CLERK FILE
  - R.O.W. - RIGHT OF WAY
  - CM - CONTROL MONUMENT
  - I.R./I.P. - IRON ROD/IRON PIPE
  - B.L. - BUILDING LINE
  - GAR. - GARAGE



DATE: 08-01-2016

REVISION:

DRAWN BY: E.J.L.

APPROVED BY: DWG

PROJECT NO: GL-3263

FLOOD INFORMATION  
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0660M DATED 6-9-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

