

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): Aimee Phillips  
Address of Affiant: 11223 Cedarwood Drive, Humble, TX 77338  
Description of Property: LT 31 RAMBLEWOOD U/R  
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 May 2017 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): Added uncovered back patio

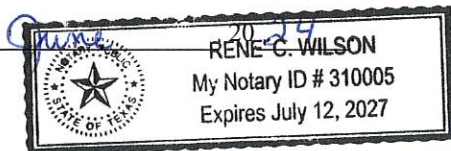
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

DocuSigned by:  
Aimee Phillips  
FCC9FA6407FF489...

SWORN AND SUBSCRIBED this 24<sup>th</sup> day of

June  
René C. Wilson  
Notary Public

(TXR 1907) 02-01-2010



# 11223 Cedarwood Drive

Being a tract of land situated in the John Brown Jones Survey, Abstract No. 484, and the Joseph Dunman Survey, Abstract No. 324, also known as Lot 31, of RAMBLEWOOD, an unrecorded subdivision, Harris County, Texas, same being that tract of land conveyed to Fern J. Finley, by deed recorded in Document No. 20070273843, Official Public Records, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Tonya Denise Woods, by deed recorded in Document No. T711009, Official Public Records, Harris County, Texas (also known as Lot 32), and being along the North line of Cedarwood Drive (60 foot right-of-way);

THENCE South 87 degrees 40 minutes 00 seconds West, along the North line of said Cedarwood Drive, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Jose Lopez, by deed recorded in Document No. 20110548698, Official Public Records, Harris County, Texas (also known as Lot 30);

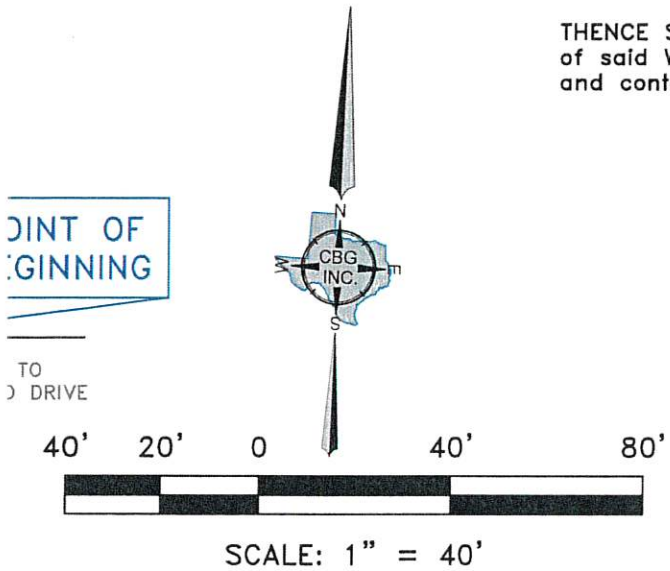
THENCE North 02 degrees 20 minutes 00 seconds West, along the East line of said Lopez tract, a distance of 217.00 feet to a point for corner, said corner being the Northeast corner of said Lopez tract, and being the Southeast corner of that tract of land conveyed to Barbara D. Lane, by deed recorded in Document No. T871359, Official Public Records, Harris County, Texas (also known as Lot 49), and being the Southwest corner of that tract of land conveyed to Harvey S. Lindley and Peggy C. Lindley, by deed recorded in Document No. L960579, Official Public Records, Harris County, Texas (also known as Lot 48), from which a 5/8 inch iron rod found for witness bears North 02 degrees 20 minutes 00 seconds West, a distance of 0.27 feet;

THENCE North 87 degrees 40 minutes 08 seconds East, along the South line of said Lindley tract, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Lindley tract, and being the Southwest corner of that tract of land conveyed to Jason Allen Ward, by deed recorded in Document No. W876047, Official Public Records, Harris County, Texas (also known as Lot 47), and being the Northwest corner of said Woods tract;

THENCE South 02 degrees 20 minutes 00 seconds East, along the West line of said Woods tract, a distance of 217.00 feet to the POINT OF BEGINNING and containing 21,700 square feet or 0.50 acres of land.

OT 47  
ALLEN WARD  
O. W876047

LOT 32  
IYA DENISE WOODS  
JC. NO. T711009



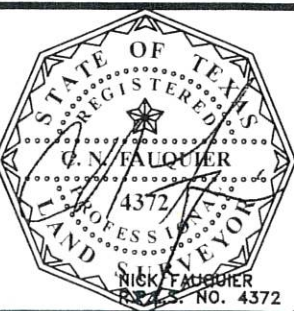
In conjunction with the information provided by Capital Title by any other parties and/or for other purposes shall any loss resulting from other use shall not be the responsibility of the Surveyor. This is to certify that I have on this date made a representation of the property lines and dimensions are as shown; and EXCEPT AS SHOWN, parent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_  
Purchaser  
\_\_\_\_\_

Drawn By: JA  
Scale: 1" = 40'  
Date: 05/26/17  
GF NO.: 17-301919-KW  
Job No. 1711180

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**Capital Title**

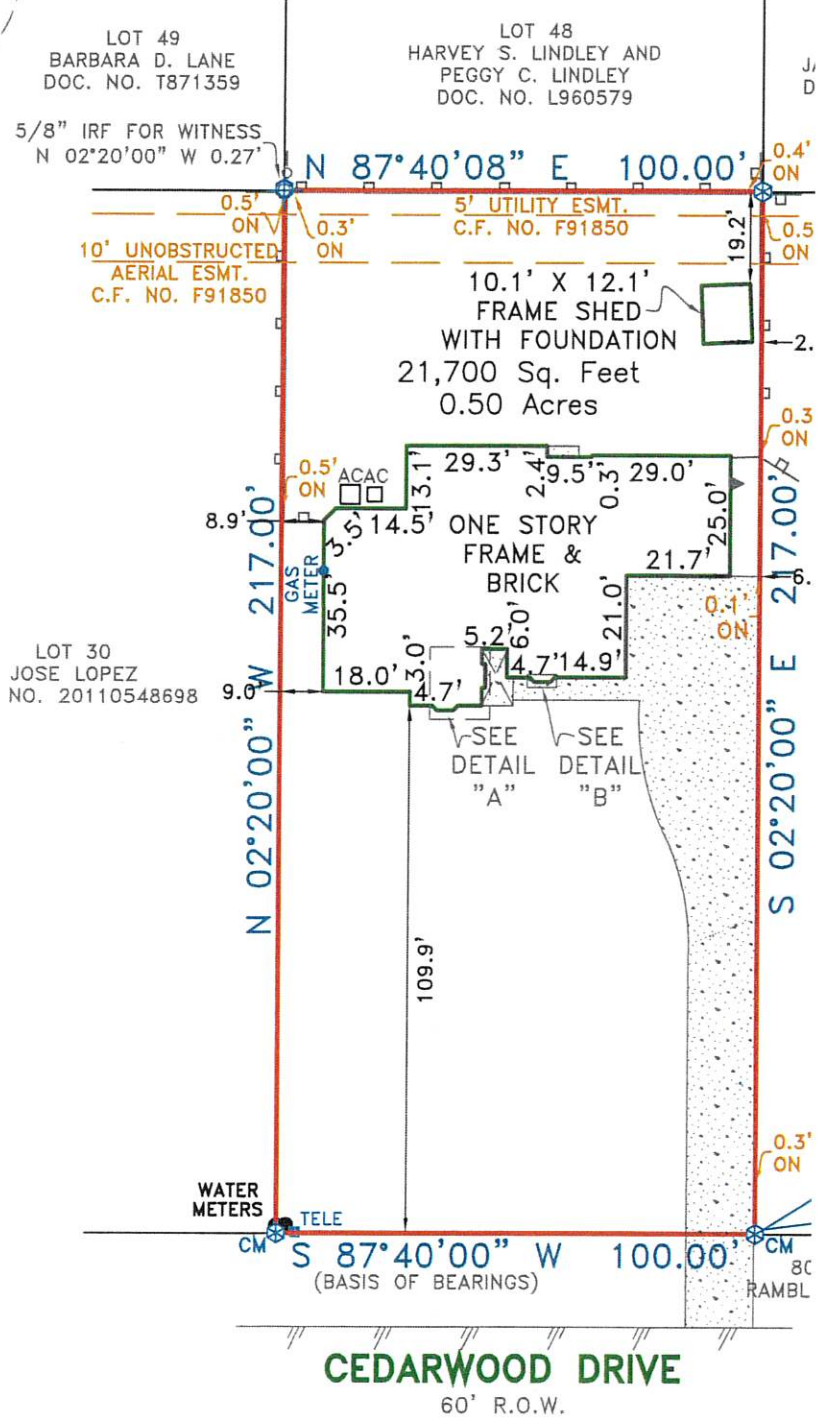
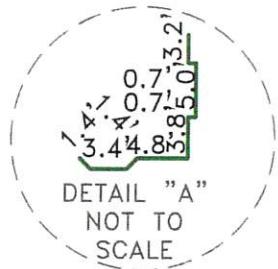
**LEGEND**

- |                                    |                         |
|------------------------------------|-------------------------|
| ○ 1/2" ROD FOUND                   | □ FENCE POST FOR CORNER |
| ⊗ 1/2" ROD SET                     | CM CONTROLLING MONUMENT |
| ○ 1" PIPE FOUND                    | AC AIR CONDITIONER      |
| ⊗ "X" FOUND/SET                    | PE POOL EQUIPMENT       |
| ⊕ POINT FOR CORNER                 | ● POWER POLE            |
| ⊗ 5/8" ROD FOUND                   | △ OVERHEAD ELECTRIC     |
| ⊕ TRANSFORMER PAD                  | — □ — IRON FENCE        |
| ■ COLUMN                           | — X — BARBED WIRE       |
| ▲ UNDERGROUND ELECTRIC             | — / — EDGE OF ASPHALT   |
| — OHP — OVERHEAD ELECTRIC POWER    | — / — EDGE OF GRAVEL    |
| — OES — OVERHEAD ELECTRIC SERVICE  | ▨ CONCRETE              |
| ○ CHAIN LINK                       | ▨ COVERED AREA          |
| — □ — WOOD FENCE 0.5' WIDE TYPICAL |                         |
| — □ — DOUBLE SIDED WOOD FENCE      |                         |

**EXCEPTIONS:**

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN C.F. NOS. F604402, G083171, L046885, L514423, 20100356788, 20140438470, 20140438482, 20140562056, 20150139612, 20150503558, 20160164720, 20160214795, 20160514351

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
C.F. NO. F918501



**NOTES:**  
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.  
FLOOD NOTE: According to the F.I.R.M. No. 48201C0315L, this property does lie in Zone X and does not lie within the 100 year flood zone.  
NOTE: SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AND ZONED BY THE CITY OF HOUSTON AS THE "JETERO AIRPORT SITE"  
(HOUSTON INTERCONTINENTAL AIRPORT)  
VOL. 4184, PG. 518, VOL. 4897, PG. 67,  
VOL. 5448, PG. 421, C.F. NO. J040968

This survey is made by [Company Name]. Use of this survey is at user's own risk. The user assumes all responsibility for the use of the survey. The survey is a correct and accurate as indicated; location there are no visible [unclear]

Date: \_\_\_\_\_

