


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

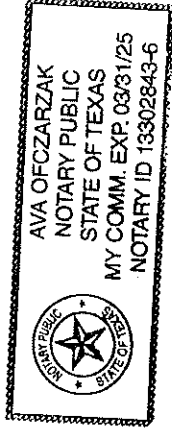
Date: 2-13-2024 GF No. _____
Name of Affiant(s): Yvonne Sepulveda
Address of Affiant: 10010 Caldera Canyon Ct. Houston TX 77095
Description of Property: LT 8 BLK 2 CANYON LAKES AT STONEGATE SEC 1
County Harris, Texas

"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 11/27/2017 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, replatings, 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.


BC10D3E01D5A436...



SWORN AND SUBSCRIBED this 13th day of February, 2024.

A Caldera Sepulveda
Notary Public

(TAR 1907) 02-01-2010

Michelle Guilfleen
10010 Caldera Canyon Dr. Houston 77095
Keller Williams Realty, Inc.

RESTRICTED RESERVE "F"

S22°21'01"E ~ 55.00'

FND 5/8" I.R.

FND 5/8" I.R.

14' U.E.

N67°38'59"E ~ 125.00'

S67°38'59"W ~ 126.42'

LOT 7

LOT 8

1 - STORY
BRICK & FRAME
RESIDENCE

5' B.L. & HL&P ESMT.

0.5'
2.1'
2.0'
2.0'
3.5'
4.7'

13.6'

7.0'

21.0'

20' B.L.

23.9'

FND 5/8" I.R.

FND 5/8" I.R.

FND 5/8" I.R.

N22°21'01"W ~ 32.16' R=185.00'

L=22.90'

10010 CALDERA CANYON DRIVE
(50' R.O.W.)

NOTE:
1. Distances shown in parentheses were measured on the ground.
2. The following flood information was from a F.E.M.A. Map. We are not responsible for its accuracy
COMMUNITY # 480287 PANEL # 0420 J

NOTES

1. OIL, GAS, & OTHER MINERAL RIGHTS AS PER TITLE COMMITMENT.
2. TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN WAIVER AGREEMENT AS PER C.F.#. NO. U-435732.
3. HL&P AGREEMENT AS PER C.F.#. V-072877.

DATE OF REVISION 4/20/2000

(OUTSIDE THE 100 YEAR FLOOD PLAIN) ZONE "X" SHADED

SCALE: 1"=20'

JHW / FINALS / CLSG080201

Surveyed for KIMBALL HILL HOMES

on 1/8/02

Showing Lot 8 Block 2 of CANYON LAKES @ STONE GATE

Section 1 in HARRIS County Texas according to the Map or Plat recorded in F.C. NO. 458095 of the MAP records of HARRIS County.

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.

Buyer: CHARLES TORRES and STACEY TORRES

Mortgage Co.: WEST OAKS FINANCIAL Title Company. STEWART TITLE

Hoffman Land Surveying, .Ltd.,LLP
5245 LANGFIELD ROAD - HOUSTON, TEXAS 77040 - (713)939-9100



REVISIONS

5/22/02 FINAL

W.O. No. 69745, 73877

G.F. No. 01170129