

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

Date: 9-10-24 GF No. _____

Name of Affiant(s): Cave Land Holdings LLC

Address of Affiant: 4402 Sterling Wood Way

Description of Property: Lt 27 BLK 2 Pinebrook Sec II
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 3-9-2023 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.

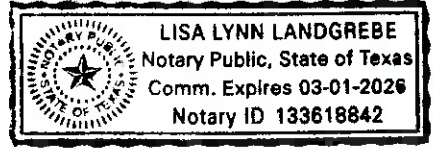
EXCEPT for the following (If None, Insert "None" Below):

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.

Mohammad Keshta

Mohammad Keshta



SWORN AND SUBSCRIBED this 10th day of September, 2024
Lisa Lynn Landgrebe
Notary Public



STERLING WOOD WAY

(60' R.O.W.)

LEGEND:

—●—	BARBIRE FENCE	ASPHALT	
—●—	CHARLUM FENCE	CONCRETE	
—●—	WICKSIGHT IRON FENCE	GRAVEL	
—●—	WOOD FENCE	IRIS	
—●—	VINYL FENCE	WOOD	
—●—	ELECTRIC LINE	BRICK	
GM	GAS METER	STONE	
EM	ELECTRIC METER	WOOD RAILROAD TIE	
IPF	IRON PIPE FOUND		
IRB	IRON ROD SET WITH "PREMCO" CAP		
IRF	IRON ROD FOUND		
CM	CONTROLLING MONUMENT		

NOTES:
 BEARINGS ARE BASED ON THE RECORDED PLAT
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED



LEGAL DESCRIPTION:
 BEING LOT 27, IN BLOCK 2, OF PINE BROOK, SECTION ELEVEN, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 400107, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SURVEYOR'S CERTIFICATION
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED SERVICELINK AND TEXAS AUTO EXPORT, INC. ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS OF WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF NO.	220638174
BORROWER	TEXAS AUTO EXPORT, INC
TITLE CO.	SERVICELINK
TECH	AS/AV
FIELD	AL

FLOOD INFORMATION
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 482301C1080 M, DATED JANUARY 6, 2017.

DATE 03/03/2023 JOB NO. 23-01484
 FIELD 03/01/2023

4402 STERLING WOOD WAY, HOUSTON, TX 77059
 LOT 27, BLOCK 2, PINE BROOK, SECTION ELEVEN



Premier
 Surveying LLC

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 Suite 1200
 Plano, Texas 75093
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 premierorders@premierurveying.com



DATE _____
 ACCEPTED BY _____

Premier
 Surveying LLC

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 Firm Registration No. 10148200