

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

Date: 2024 OCT 15

GF No. none

Name of Affiant(s): Richard F. Stubbe

Address of Affiant: 1511 Big Horn Dr. Houston, TX 77090

Description of Property: Lt.18 Blk 20 Ponderosa Forest Sec.3
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.

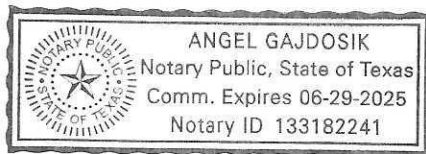
4. To the best of our actual knowledge and belief, since January 12, 1999 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
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.

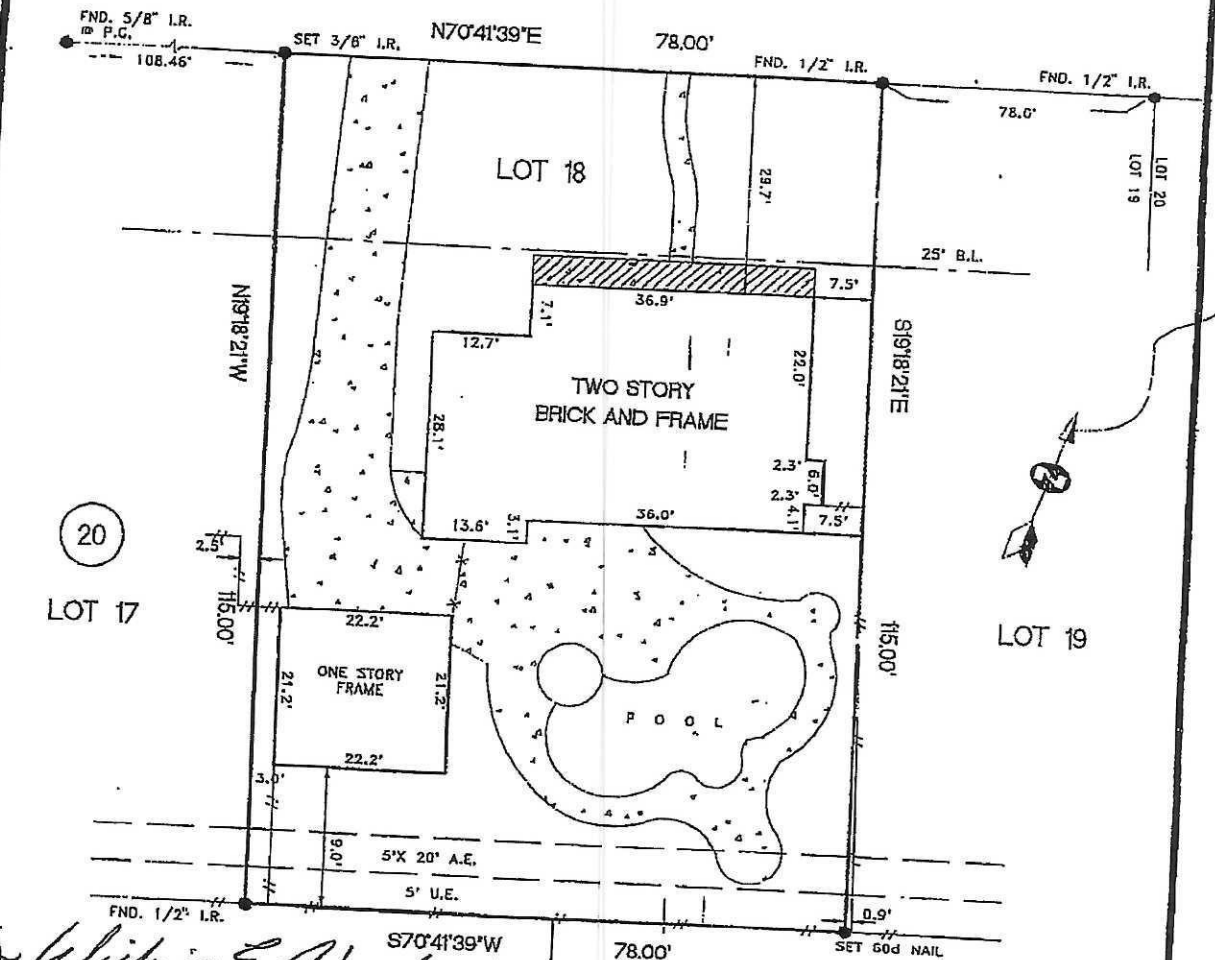
Richard Stubbe



SWORN AND SUBSCRIBED this 15th day of October, 2024
Angel Gajdosik
Notary Public

(TXR-1907) 02-01-2010

BIG HORN DRIVE



Whitney E. Chandler
 LOT 10
Jessica A. Chandler

LOT 9
Charles Wojniak
Benita E. Wojniak

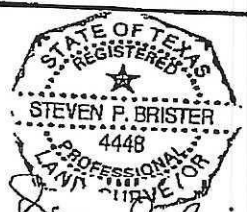
NOTES:
 1.) SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS IN VOL. 159, PG. 58, H.C.M.R. & C.F. # C905086, C967420, G051963 & P695522

THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.
 ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOT: 18		BLOCK: 20	SUBDIVISION: PONDEROSA FOREST		SECTION: 3
COUNTY: HARRIS	STATE: TEXAS	RECORDATION: VOL 159, PG. 58, H.C.M.R.		SURVEY: -	SCALE: 1"=20'
PURCHASER: MARVIN LYNN BRITTON			FIELD WORK: 01-08-99/JC	FINAL CHECK: 01-12-99/S.B.	
ADDRESS: 1511 BIG HORN DRIVE			DRAFTING: 01-12-99/V.T.	KEY MAP: 331 M	



ALLTEX
 REALTY SERVICES
 REAL ESTATE SURVEY DIVISION
 9525 KATY FREEWAY, SUITE 420
 HOUSTON, TEXAS 77024
 TEL: (713) 468-7707
 FAX: (713) 468-8815



Steven P. Brister

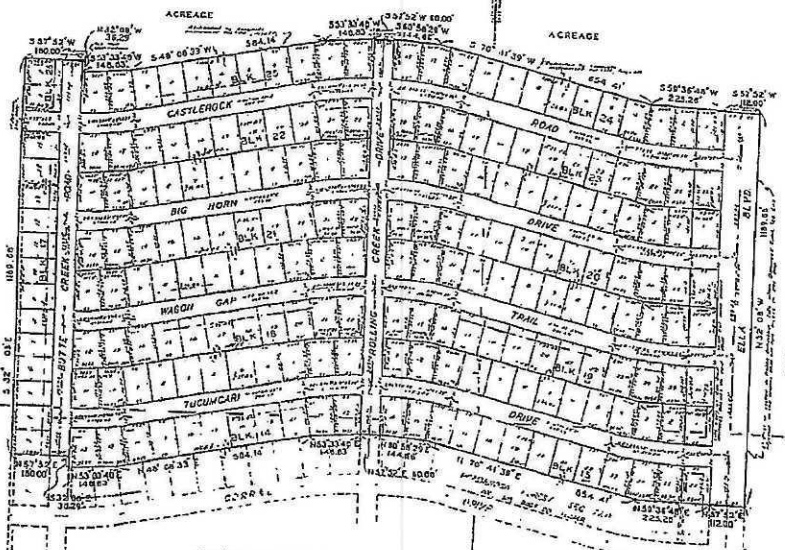
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

• Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area. ZONE 'X'
 As per map 480287
 Panel 0265-J Dated NOV. 06, 1996

• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

MORT. CO.	1 ST NATIONWIDE MORT.
TITLE CO.	AMERICAN TITLE CO.
G.F. NO.	98 NW 388480-Z
JOB NO.	99-13537
REV. DATE	-

Title Data RA 192.168.69.10 HA M159/58.001



PONDEROSA FOREST SECTION THREE

A SUBDIVISION OF 60,966 ACRES OUT OF THE
DANIEL HARMON SURVEY, ABST. 315,
HARRIS COUNTY, TEXAS

12 BLOCKS
SCALE 1" = 100'
OWNER: FIRST GENERAL REALTY CORPORATION
T. A. ROBINSON, JR., PRES.
FRANK J. METZKO - CONSULTING ENGINEER
HOUSTON, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS
I, Frank J. Metzko, Consulting Engineer, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on this day of August, 1968.

STATE OF TEXAS
COUNTY OF HARRIS
I, John P. Smith, County Clerk, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on this day of August, 1968.

STATE OF TEXAS
COUNTY OF HARRIS
I, John P. Smith, County Clerk, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on this day of August, 1968.



1968 AUG 12 11:58 AM
COUNTY CLERK
HARRIS COUNTY, TEXAS

I, appeared R. H. BIRDEN, Vice President and Secretary of the County of Harris County, Texas, on this day of NOVEMBER, 1968.

Attest: [Signature]
County Clerk of Harris County, Texas

I, appeared [Signature], Mayor of the City of Houston, Texas, on this day of NOVEMBER, 1968.

I, appeared [Signature], County Engineer of Harris County, Texas, on this day of NOVEMBER, 1968.

I, appeared [Signature], Clerk of the County Court of Harris County, Texas, on this day of NOVEMBER, 1968.

I, appeared [Signature], County Engineer of Harris County, Texas, on this day of NOVEMBER, 1968.

I, appeared [Signature], County Engineer of Harris County, Texas, on this day of NOVEMBER, 1968.

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plan, and authorized T. E. Embrey, Project Architect, to file the same with the Harris County Clerk.

I, [Signature], Chairman of the City Planning Commission of the City of Houston, Texas, on this day of NOVEMBER, 1968.

I, [Signature], County Engineer of Harris County, Texas, do hereby certify that the plat of this subdivision is in accordance with all of the existing rules and regulations of the Harris County Board of Health, and that it complies with all of the provisions of the Harris County Road Law, also including Section 11-0 as amended by House Bill 189, Acts of 1959, 1961 and 1962.

I, [Signature], County Engineer of Harris County, Texas, do hereby certify that the plat of this subdivision is in accordance with all of the existing rules and regulations of the Harris County Board of Health, and that it complies with all of the provisions of the Harris County Road Law, also including Section 11-0 as amended by House Bill 189, Acts of 1959, 1961 and 1962.

I, [Signature], Clerk of the County Court of Harris County, Texas, do hereby certify that the plat of this subdivision is in accordance with all of the existing rules and regulations of the Harris County Board of Health, and that it complies with all of the provisions of the Harris County Road Law, also including Section 11-0 as amended by House Bill 189, Acts of 1959, 1961 and 1962.

I, [Signature], County Engineer of Harris County, Texas, do hereby certify that the plat of this subdivision is in accordance with all of the existing rules and regulations of the Harris County Board of Health, and that it complies with all of the provisions of the Harris County Road Law, also including Section 11-0 as amended by House Bill 189, Acts of 1959, 1961 and 1962.

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APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, THIS 24th DAY OF DECEMBER, 1968.

STATE OF TEXAS
COUNTY OF HARRIS
K. R. TURBENTINE, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the plat of this subdivision is in accordance with all of the existing rules and regulations of the Harris County Board of Health, and that it complies with all of the provisions of the Harris County Road Law, also including Section 11-0 as amended by House Bill 189, Acts of 1959, 1961 and 1962.

WITNESSES my hand and seal of office, at Houston, the day and date last above written.

R. E. TURBENTINE, JR., Clerk of the County Court of Harris County, Texas, do hereby certify that the plat of this subdivision is in accordance with all of the existing rules and regulations of the Harris County Board of Health, and that it complies with all of the provisions of the Harris County Road Law, also including Section 11-0 as amended by House Bill 189, Acts of 1959, 1961 and 1962.

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HA 159/58.007