

T-47 Residential Real Property Affidavit  
(May be Modified as Appropriate for Commercial Transactions)

Date: July 21, 2014

GF No. KT-2014-04072

Name of Affiant(s): Claudia Gonzalez,

Address of Affiant: 21527 Sapphire Ct, Katy, Tx 77449

Description of Property: lot 13, blk 2, Bridgewater pointe 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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since August 1, 2001 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. conveyance, 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 the Title Company or the title insurance 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.

[Signature]

SWORN AND SUBSCRIBED this 21<sup>st</sup> day of July, 2014

Notary Public [Signature]

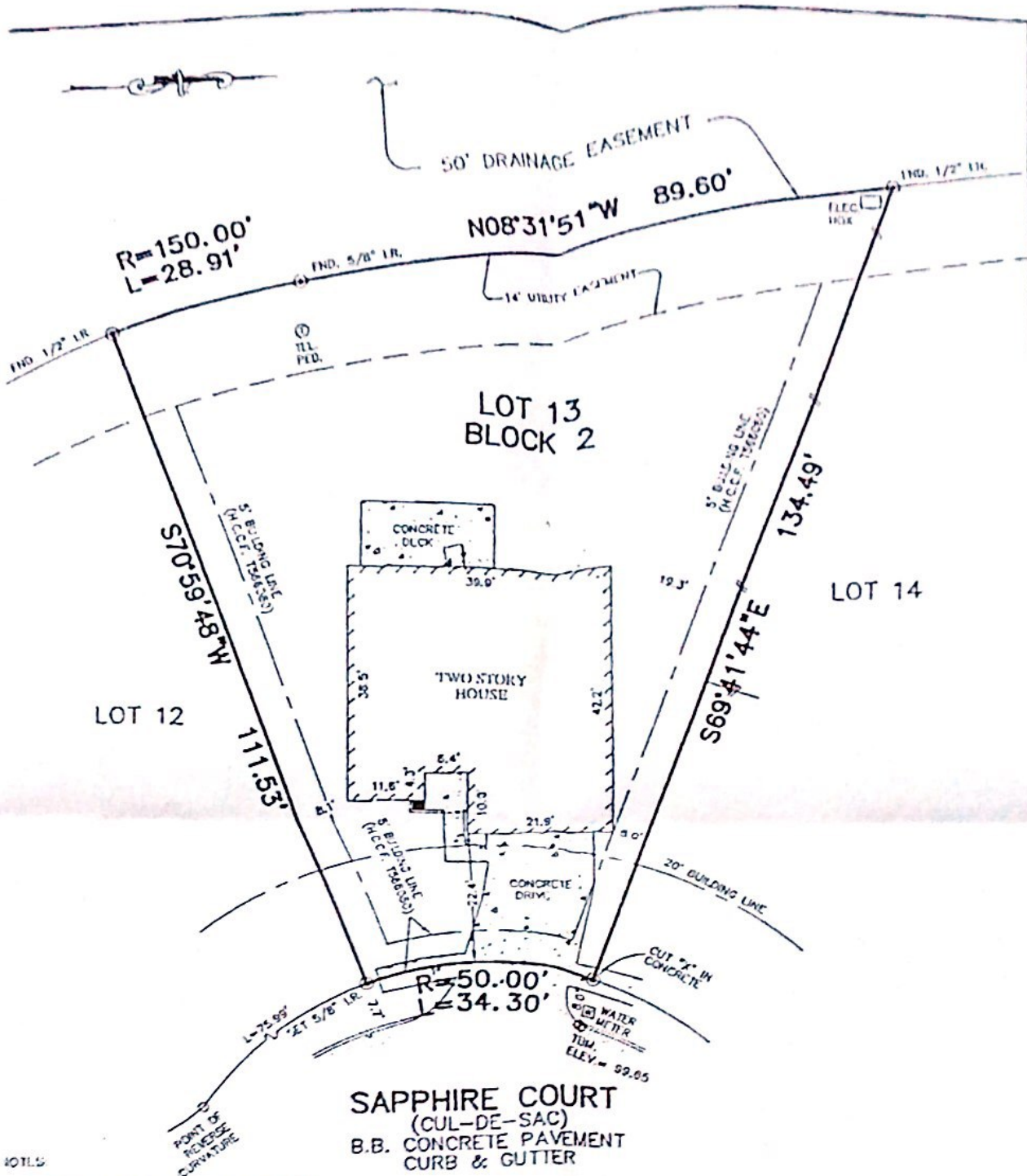


(TAR- 1907) 5-01-08

REMAX, 916 S Mason Rd Katy, TX 77450  
Phone: 713.492.4373

Fax: 281.840.6939 Andrew Pendrak

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NOTES

- 1. THIS SURVEY WAS PREPARED BASED ON A TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY CO. UNDER G.F. No. 399-01-1373, EFFECTIVE DATE: SEPTEMBER 24, 2001.
- 2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT
- 3. SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN FILM CODE No. 415119, H.C.M.R. & IN H.C.C.F. Nos. L076569, M561847, T566080, T618537, & T826623.
- 4. H.L. & P. AGREEMENT AS SET FORTH IN H.C.C.F. No. T503474.
- 2001, KEYPOINT SURVEYING, ALL RIGHTS RESERVED

EXISTING MAP:  
 THIS PROPERTY LIES IN ZONE "X"  
 AS DEPICTED ON COMMUNITY PANEL  
 No. 48201C (M05), EFFECTIVE DATE: 11-06-96.

**PLAT OF SURVEY**  
 SCALE: 1" = 20'  
 REVISED DATE: OCTOBER 5, 2001 (FINAL)

DR. QUYN VAN NGUYEN AND  
 THI KHUYNH NGUYEN  
 ADDRESS: 21927 SAPPHIRE  
 COURT  
 13 TEX. SURV. No. CB0201297  
 5/1/99-01-1373

PHONE: 713-666-7911  
 FAX: 713-611-1263

BEING LOT 13, BLOCK 2, IN  
 BRIDGEWATER POINTE, SECTION THREE  
 AS RECORDED IN FILM CODE No. 415119  
 OF THE MAP RECORDS OF  
 HARRIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS  
 OF A SURVEY MADE ON THE GROUND, ON THE 1st DAY OF AUGUST,  
 2001.

*Michael Hoover*



