

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

Date: April 4, 2025 GF No. _____
Name of Affiant(s): Valerie Dianne Carroll Broussard
Address of Affiant: 3710 Windsor Drive, Deer Park, Texas
Description of Property: Lot 7, Block 1, Regency Park, Section 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 August 20, 1993 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.

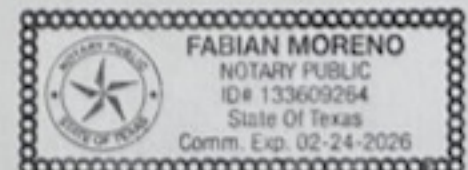
EXCEPT for the following (If None, Insert "None" Below:)

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.

Valerie Dianne Carroll Broussard

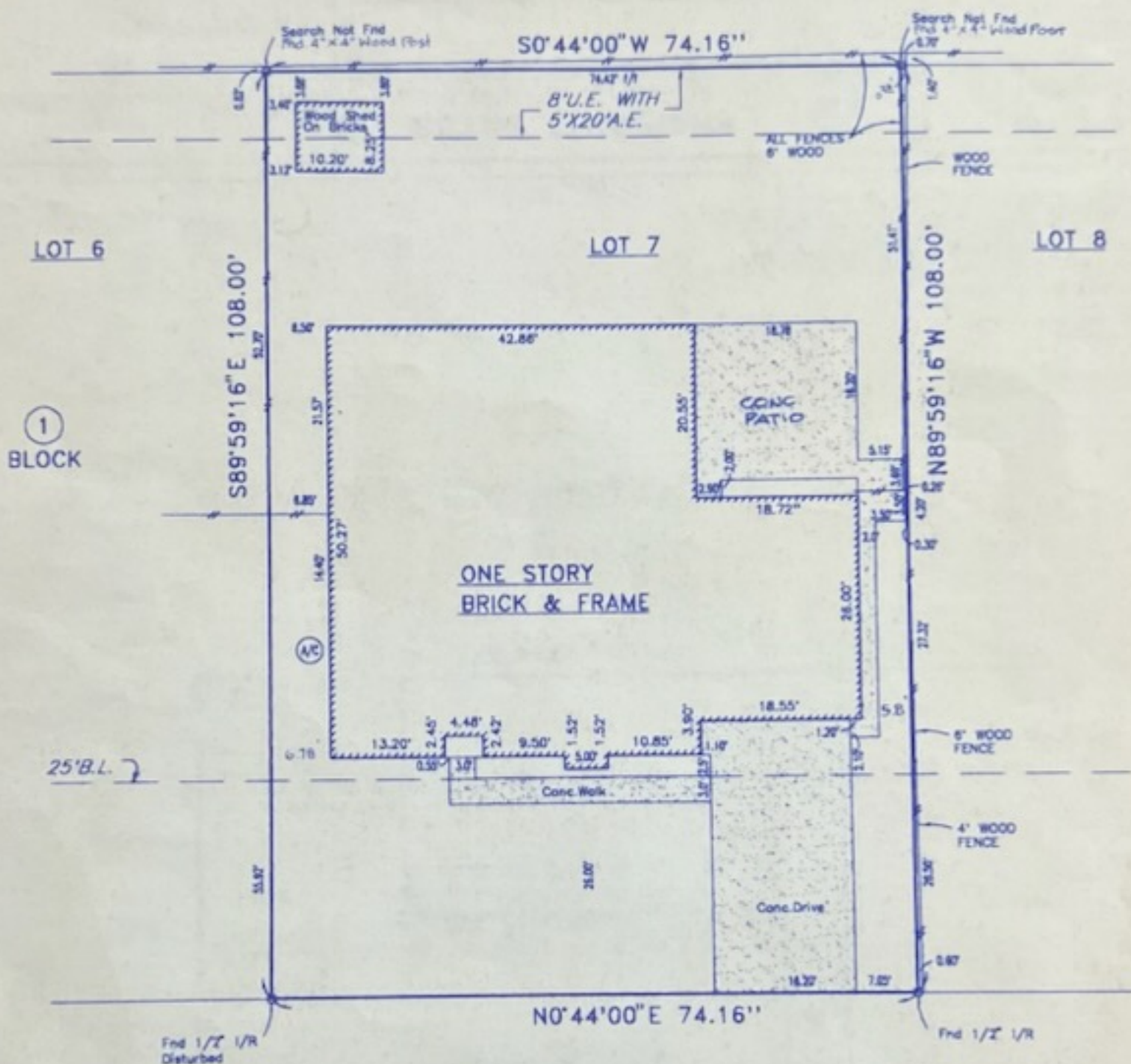
SWORN AND SUBSCRIBED this 4th day of April, 2025.

Fabian Moreno
Notary Public



DRAINAGE EASEMENT FIFTEEN (15) FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.

SCALE: 1"=20'



WINDSOR DRIVE (50' R.O.W.)

AGREEMENT with H.L.&P. Co. for underground electric service as per H.C.C.F. # F556921

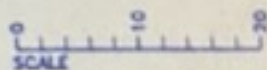
SUBJECT to the zoning ordinances now in force in the city of DEER PARK, TEXAS

LEGEND:

U.E. - Utility Easement
A.E. - Unobstructed Aerial Easement
B.L. - Building Line

(All as per recorded plat of subdivision)

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0335H DATED 9-29-72 THE TRACT HEREBY SURVEYED LIES WITHIN ZONE X AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4110
1110 E. LAMBUTH DEER PARK, TEXAS 77536 479-5135

BORROWER: JAMES R. CARROLL et ux
BEVERLY A. CARROLL

ADDRESS: 3710 WINDSOR DRIVE

LOT:	7	BLOCK:	1
SUBDIVISION			
REGENCY PARK, SECTION ONE (1)			
RECORDING			
VOL.	260	PAGE	83 M/R
SURVEY & ABSTRACT			
GEORGE M. PATRICK SURVEY, A-624			
CITY	COUNTY	STATE	
DEER PARK	HARRIS	TEXAS	

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A TRUE AND ACCURATE SURVEY MADE ON THE SITE UNDER MY SUPERVISION, AND AT THE TIME OF THIS SURVEY THERE WERE NO ENCROACHMENTS OR CONFLICTS ACROSS ANY PROPERTY, BUILDING OR EASEMENT LINES, EXCEPT AS SHOWN HEREOF.

SIGNED: *Charles E. Bates*
CHARLES E. BATES REGISTERED PROFESSIONAL LAND SURVEYOR NO 4110

SCALE: 1"=20'
DATE: AUG. 20, 1993
DRAWN: ELH

G.F. NUMBER 93-15821
JOB NO. 93499