

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

Date: 9/13/21

GF No. _____

Name of Affiant(s): Jason Bible,

Address of Affiant: 5295 Hollister St, Ste 217, Houston, TX 77040

Description of Property: 11217 Pender Ln, Stafford, TX 77477-1238, Lot 14, Block 1, MEADOW VILLAGE SEC 3 Addition
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 TX, 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 October 2, 2018 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.

Jason Bible

SWORN AND SUBSCRIBED this 13th day of September, 2021

Notary Public



(TXR-1907) 02-01-2010

Page 1 of 1

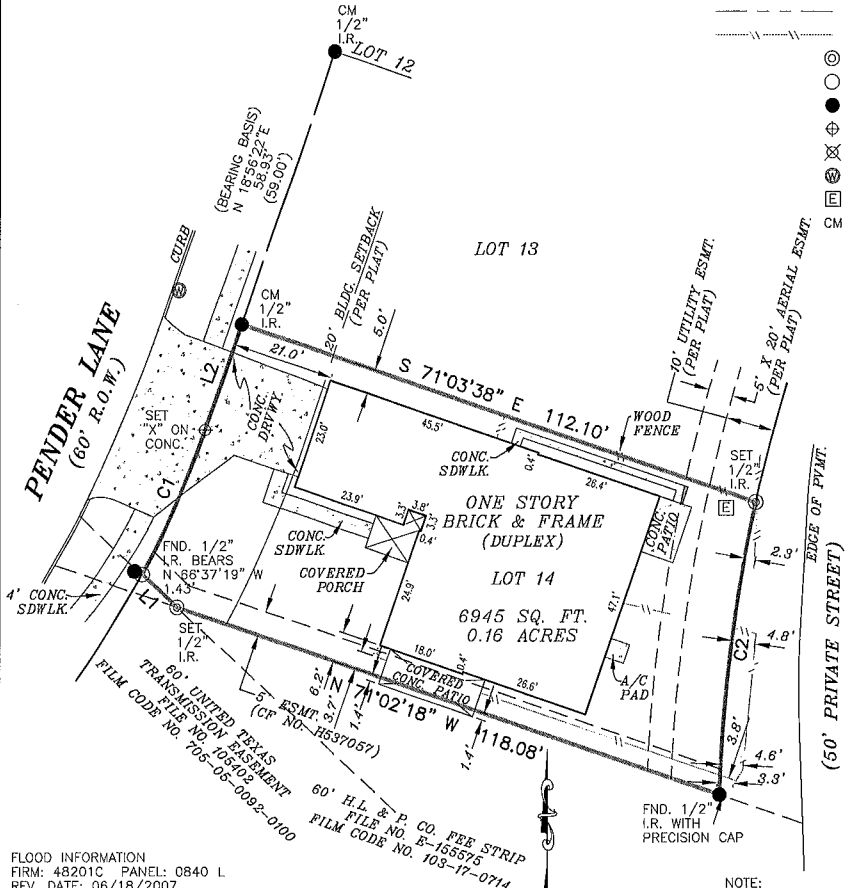
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	32.32'	32.29'	N 23°34'10" E	09°15'36"
C2	325.00'	60.41'	60.32'	S 07°05'49" W	10°39'00"



LINE	BEARING	DISTANCE
L1	N 47°03'18" W	9.86'
L2	N 18°56'22" E	22.80'

LEGEND

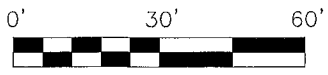
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - - - EASEMENT LINE
 - BUILDING SETBACK LINE
 - ||||| WOOD FENCE
 - ⊙ SET 1/2" IRON ROD
 - PROPERTY CORNER
 - FOUND IRON ROD
 - ⊕ SET "X" ON CONCRETE
 - ⊗ FOUND "X" ON CONCRETE
 - ⊕ WATER METER
 - ⊖ ELECTRIC BOX
 - CM CONTROL MONUMENT



FLOOD INFORMATION
 FIRM: 48201C PANEL: 0840 L
 REV. DATE: 06/18/2007
 ZONE: "AE" & SHADED "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE



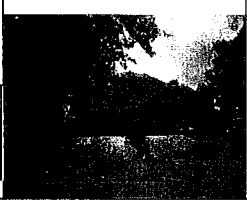
NOTE:
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY GF NO. 2799418-15561 ISSUED ON 09/28/2018.

I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PATTEN LAW FIRM** and **QUEST IRA, INC. FBO ERNESTO OSORIO IRA #3260711** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Lot(s) **14**, Block **MEADOW VILLAGE SECTION 3** recorded in Volume **307**, Page(s) **27-35**, of the Map/Deed and Plat Records of **HARRIS** County, Texas, located in the **LEO ROARK SURVEY A-652**.
 Borrower: **JASON BIBLE**
 Address: **11217 & 11215 PENDER LN., STAFFORD, TX 77477** GF No. **2799418-15561**

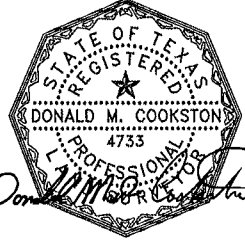
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 307, PAGES 27-35, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). H527197, H537057, H570940, H620449, K959019, U153407, U204541, 20140573184, 20150123521, 20150139047, RP--2017--380959, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY

JOB NO.:	1809012093	NO.	REVISION	DATE
DATE:	10/02/18			
DRAWN BY:	GT			
APPROVED BY:	DMC			



Overland Consortium Inc. Surveyors
 Tel: 281-940-8869 Fax: 281-207-6476
 1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. **4733**
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.