

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: 5/13/2024

GF No. \_\_\_\_\_

Name of Affiant(s): Robert L. Reed Jr., Jill C. Reed

Address of Affiant: 21007 Courty Manner Court, Tomball, TX 77375

Description of Property: Lot 2, Block 1, Albury Trails Estates Sec 3

County Harris, Texas

Date of Survey: 5/29/2015

"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. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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. I 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. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p>  <p>_____ Affiant <b>Robert L. Reed Jr.</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p>  <p>_____ Affiant <b>Jill C. Reed</b></p>
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SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public

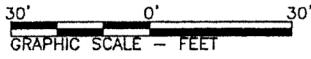
**GENERAL NOTES**

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,566 FEET.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
8. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

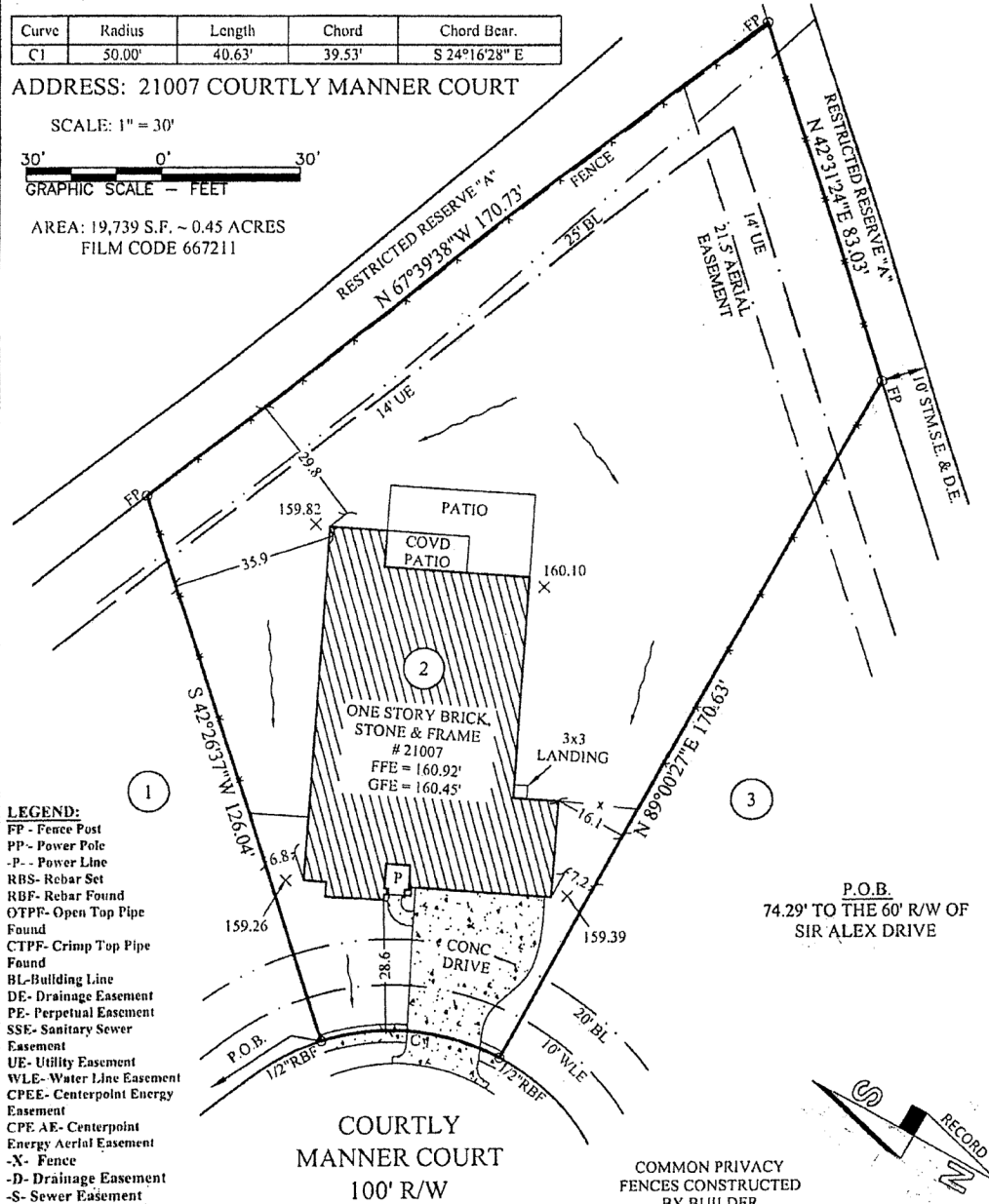
Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	40.63'	39.53'	S 24°16'28" E

ADDRESS: 21007 COURTLY MANNER COURT

SCALE: 1" = 30'

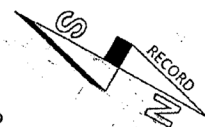


AREA: 19,739 S.F. ~ 0.45 ACRES  
FILM CODE 667211



- LEGEND:**
- FP - Fence Post
  - PP - Power Pole
  - P- - Power Line
  - RBS - Rebar Set
  - RBF - Rebar Found
  - OTPF - Open Top Pipe Found
  - CTPF - Crimp Top Pipe Found
  - BL - Building Line
  - DE - Drainage Easement
  - PE - Perpetual Easement
  - SSE - Sanitary Sewer Easement
  - UE - Utility Easement
  - WLE - Water Line Easement
  - CPEE - Centerpoint Energy Easement
  - CPE AE - Centerpoint Energy Aerial Easement
  - X- - Fence
  - D- - Drainage Easement
  - S- - Sewer Easement
  - CB - Catch Basin
  - R/W - Right of Way
  - CONC - Concrete
  - Dk - Deck
  - P - Porch
  - Pat - Patio
  - S - Stoop

P.O.B.  
74.29' TO THE 60' R/W OF  
SIR ALEX DRIVE



COURTLY MANNER COURT  
100' R/W

COMMON PRIVACY  
FENCES CONSTRUCTED  
BY BUILDER

NOTE: BASE ELEVATION IS ASSUMED.  
(FOR REFERENCE ONLY)

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**SURVEY FOR:**  
**DR HORTON**

SUBDIVISION: ALBURY TRAILS ESTATES  
LOT: 2 BLOCK: 1 SECTION: 3  
THE ELIZABETH SMITH SURVEY,  
ABSTRACT NO 70  
HARRIS COUNTY, TEXAS  
FIELD WORK DATE: 05/28/2015  
2015051521 DRH

**CARTER & CLARK**  
**LAND SURVEYORS AND PLANNERS**

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