

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

Date: April 9, 2024

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

Name of Affiant(s): Robert Whorton,

Address of Affiant: 14526 Grove Estates Ln., Cypress, TX 77429

Description of Property: Lot 28, Block 1 Cypress Mill Estates Section 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 March 2, 2009 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.

Robert Whorton  
Robert Whorton

SWORN AND SUBSCRIBED this 10th day of April, 2024  
Laura L. Nava  
Notary Public



(TXR-1907) 02-01-2010

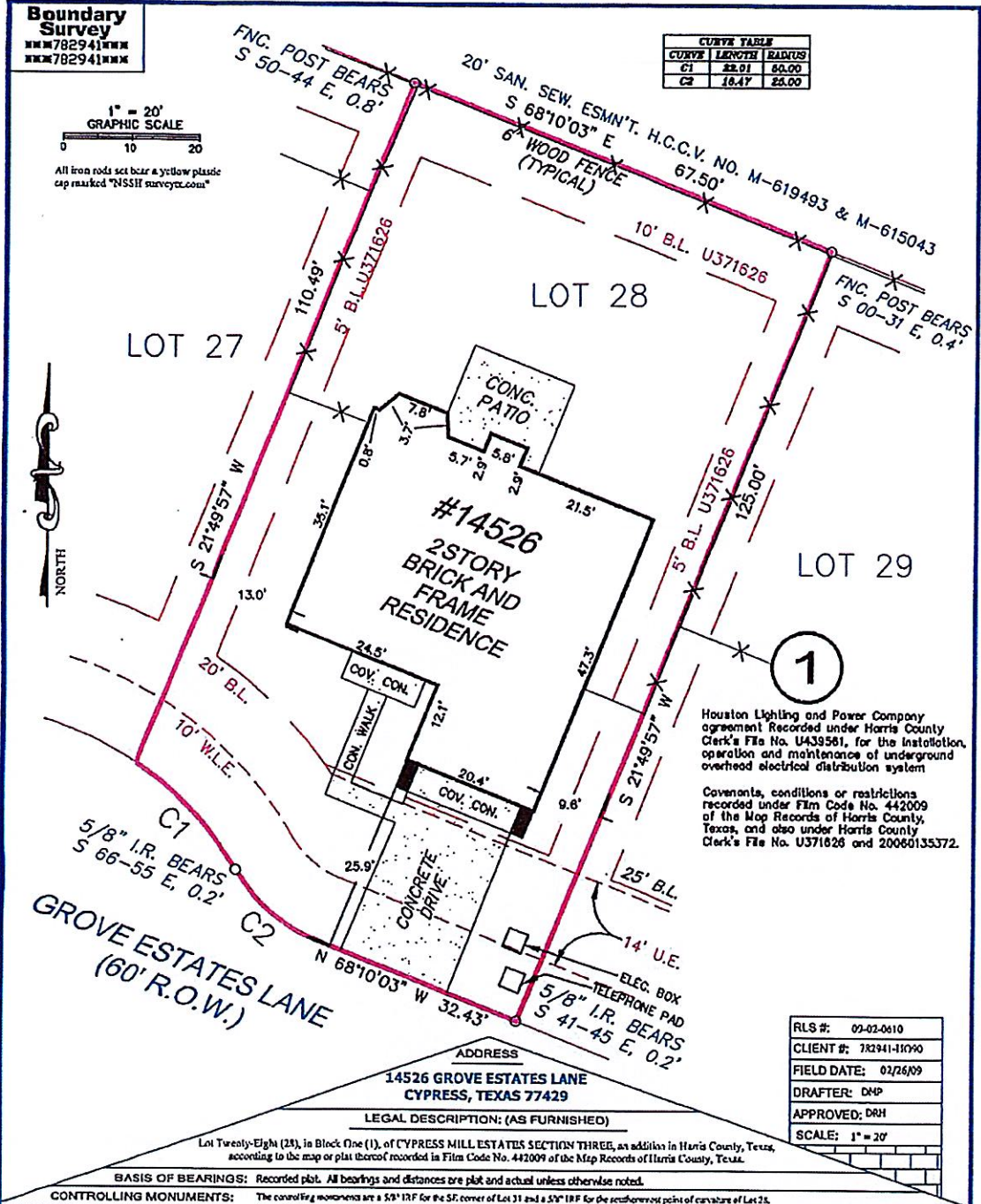
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**Boundary Survey**  
 XXX782941XXX  
 XXX782941XXX

1" = 20'  
 GRAPHIC SCALE  
 0 10 20  
 All iron rods set bear a yellow plastic cap marked "NSSIF survey.com"

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	22.91	60.00
C2	18.47	23.00



Houston Lighting and Power Company agreement Recorded under Harris County Clerk's File No. U439561, for the installation, operation and maintenance of underground overhead electrical distribution system

Covenants, conditions or restrictions recorded under Film Code No. 442009 of the Map Records of Harris County, Texas, and also under Harris County Clerk's File No. U371626 and 20060135372.

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RLS #:	02-02-0610
CLIENT #:	782941-11090
FIELD DATE:	02/26/09
DRAFTER:	DMP
APPROVED:	DRH
SCALE:	1" = 20'

14526 GROVE ESTATES LANE  
 CYPRESS, TEXAS 77429

LEGAL DESCRIPTION: (AS FURNISHED)

Lot Twenty-Eight (28), in Block One (1), of CYPRESS MILL ESTATES SECTION THREE, an addition in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 442009 of the Map Records of Harris County, Texas.

BASIS OF BEARINGS: Recorded plat. All bearings and distances are plat and actual unless otherwise noted.

CONTROLLING MONUMENTS: The control monuments are a 5/8" I.R.F. for the S.C. corner of Lot 31 and a 5/8" I.R.F. for the southeast point of curvature of Lot 28.

LIST OF POSSIBLE ENCROACHMENTS: AS SHOWN ABOVE.

**SURVEYOR INFORMATION:**

**FIRST AMERICAN Professional Land Services**  
 1400 Corporate Drive - Irving, Texas 75038  
 469-759-3370 - 281-966-1649 (Fax)  
 email: NSS@Surveyt.com

**FIRST AMERICAN Title Insurance Company**

**ERA**

**SeeMyNewHome!**

**LEGEND**

AC: AIR CONDITIONER  
 BLD: BUILDING  
 C.C.: CALCULATED  
 C.B.: CHORD BEARING  
 CON: CONCRETE BLOCK WALL  
 C: CENTERLINE  
 C.A.L.: CORNER NOT ACCESSIBLE  
 CONC: CONCRETE  
 COV: COVERED  
 C.S.: CONCRETE SLAB  
 D.S.: DESCRIPTION  
 DRV: DRIVEWAY  
 PA: MEASURED

OF: OVERHEAD UTILITY LINE  
 P.S.: PLATTED  
 P.C.: POINT OF CURVATURE  
 P.O.B.: POINT OF BEGINNING  
 P.O.C.: POINT OF COMMENCEMENT  
 P.P.: POWER POLE  
 P.C.P.: POINT OF REVERSE CURVATURE  
 P.R.M.: PERMANENT REFERENCE MONUMENT  
 RW: RIGHT OF WAY  
 SW: SIDEWALK  
 CL: CHAIN LINK FENCE  
 WF: WOOD FENCE

**FLOOD ZONE**  
 (FOR INFORMATIONAL PURPOSES ONLY)  
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING PER FEDERAL FIRM NUMBER 1430101055, LAST REVISION DATE 05-16-2007. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL FLOOD AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

**SURVEYOR'S CERTIFICATE**

I, D.R. Helmut, a Texas Registered Professional Land Surveyor No. 3674, do hereby certify that the survey plat hereon was prepared by me or under my supervision and meets the minimum standards of practice as required by the Texas Board of Professional Land Surveying.

**RESIDENTIAL LAND SERVICES**

FOR ALL INQUIRIES CONTACT:  
 RLS  
 Info@rlsnew.com  
 (409)378-5500  
 Form 6.7Z

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

Reviewed & Accepted by: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_