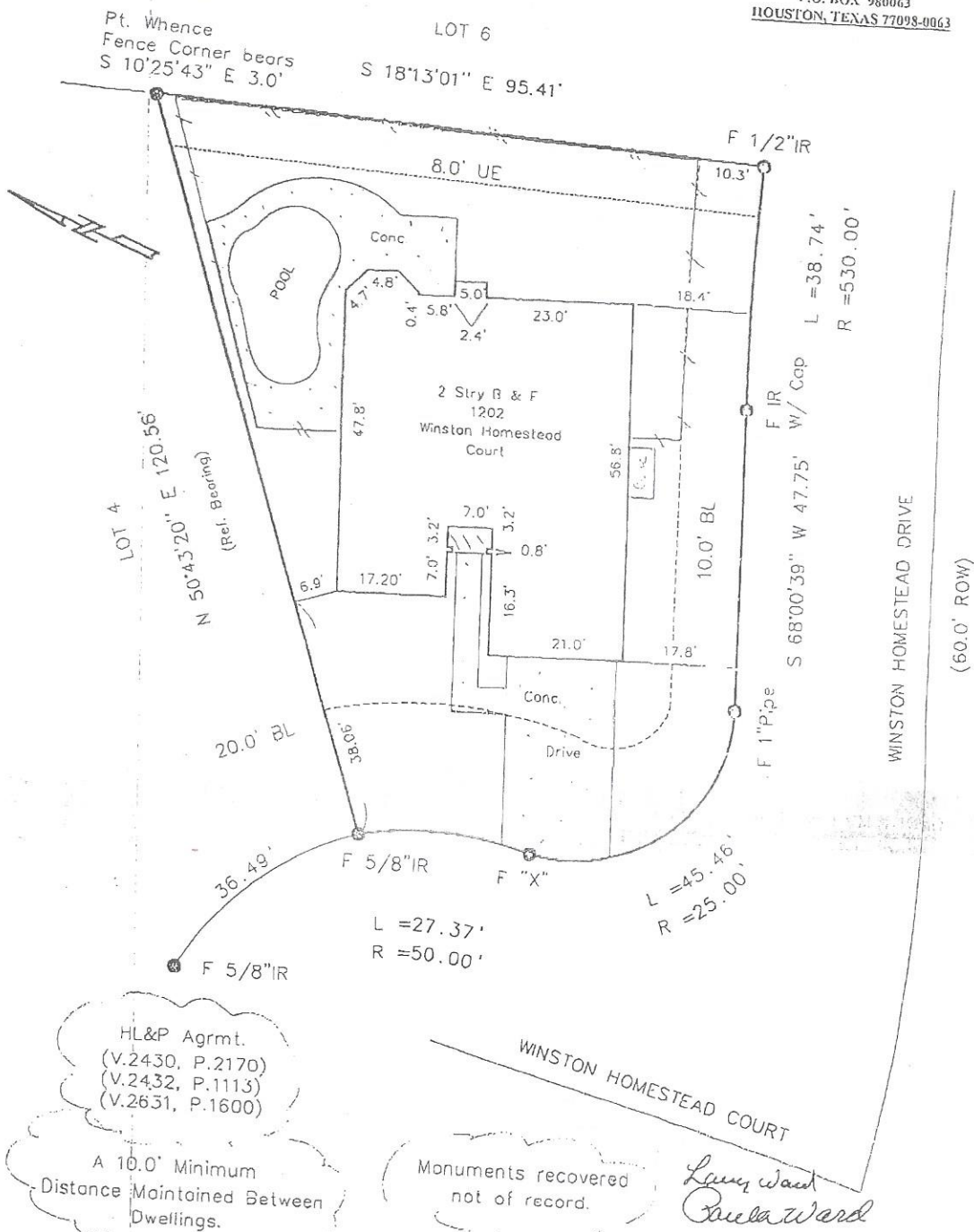


# H & M SURVEYING & ASSOCIATES, INC.

PHONE: (713) 524-1500  
FAX: (713) 524-8860

P.O. BOX 980063  
HOUSTON, TEXAS 77098-0063



LOT A

LOT 6

Pt. Whence  
Fence Corner bears  
S 10°25'43" E 3.0'

S 18°13'01" E 95.41'

F 1/2" IR

L = 38.74'  
R = 530.00'

N 50°45'20" E 120.56'  
(Ref. Bearing)

2 Stry B & F  
1202  
Winston Homestead  
Court

F IR  
S 68°00'39" W 47.75'  
W/ Cap  
F 1" Pipe

WINSTON HOMESTEAD DRIVE

(60.0' ROW)

20.0' BL

F 5/8" IR

L = 27.37'  
R = 50.00'

L = 45.46'  
R = 25.00'

WINSTON HOMESTEAD COURT

HL&P Agrmt.  
(V.2430, P.2170)  
(V.2432, P.1113)  
(V.2631, P.1600)

A 10.0' Minimum  
Distance Maintained Between  
Dwellings.

Monuments recovered  
not of record.

Larry Ward  
Paula Ward

I certify that the above plat is a true representation of a survey made on the ground under my supervision of

Lot 5 Block 1 in CRONE SEC. 12

recorded in Vol. Slide 1210/R, 1211/A Page        of the PLAT Records of Tarrant County, Texas

and out of the        Survey, Abstract No.       

Owners LARRY WARD & PAULA WARD

GF# 01-506731 Date 4-4-02 FB#       

Bearing Reference North Pl., Scale 1"=20', Job No.       

This Property is located in flood insurance rate map zone X

as per map 48151CO02 dated 1997

*Will Proff*

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

Date: 9-22-21

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

Name of Affiant(s): Cheryl Lynn Hankinson,

Address of Affiant: 1202 Winston Homestead Ct, Richmond, TX 77406-2219

Description of Property: Lot 5, Block 1, Section 12, The Grove, a/d/a 1202 Winston Homestead Ct., Richmond, TX 77406  
County Fort Bend, 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 4/4/2002 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.

Cheryl Lynn Hankinson

SWORN AND SUBSCRIBED this 22<sup>nd</sup> day of September, 2021  
Carmen Coleman  
Notary Public

(TXR-1907) 02-01-2010

