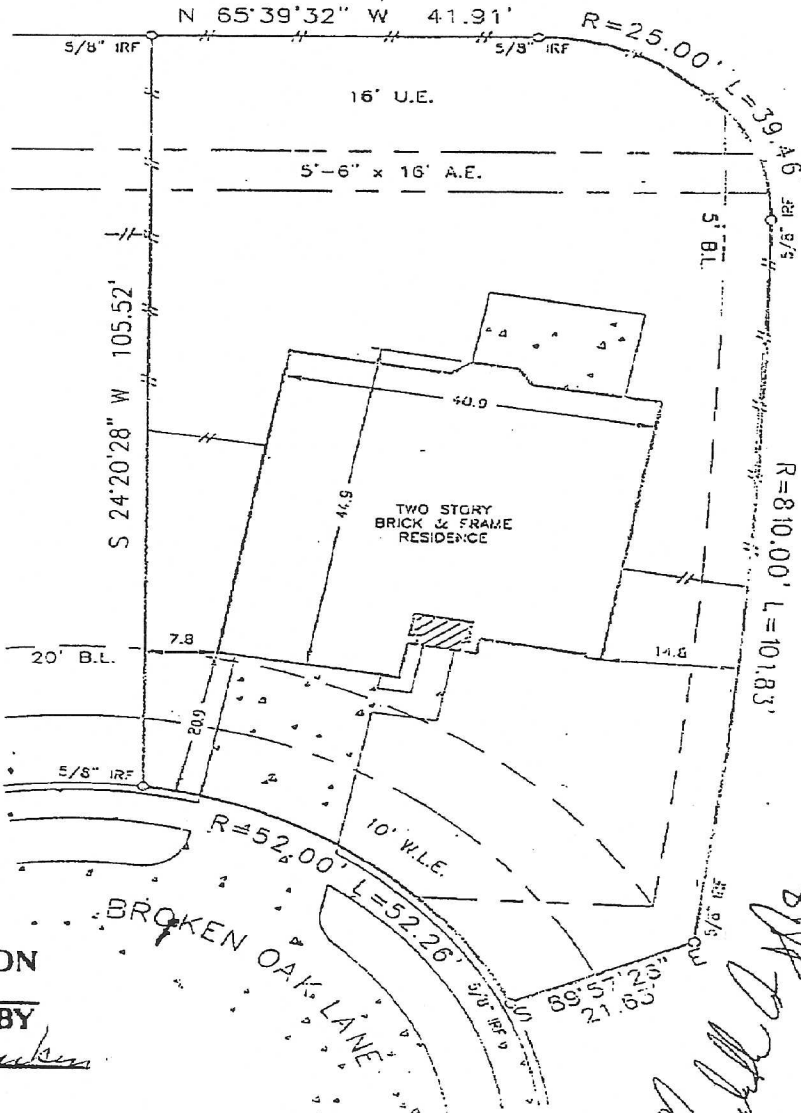




RESERVE "C"



LOT 15

TWO STORY BRICK & FRAME RESIDENCE

RECEIVED ON

7-19-04

ACCEPTED BY

Charles E. Rankin

Handwritten signature

Handwritten signature

- NOTES: 1. L & P COMPANY AGREEMENT FOR UNDERGROUND RECORD SERVICE AS PER F.B.C.C.F. NO. 9807738. 2. EASEMENT WITH 5'6\"/>

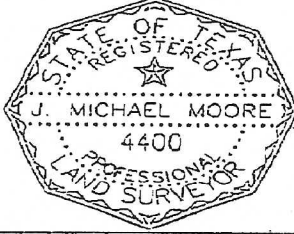
SURVEYOR'S NOTE: OFFICIAL RECORDS ARE TO BE APPROVED BY THE COUNTY CLERK. BEARINGS AND DISTANCES ON RECORDS FURNISHED INFORMATION SURVEY CONTROL MEASUREMENTS ARE INDICATED AS IRF OR IFF. SURVEYOR MAKES NO CLAIM AS TO THE OWNERSHIP OF LAND OR IMPROVEMENTS SHOWN HEREON, AND UNLESS NOTED OTHERWISE ONLY THE BOUNDARIES IN THIS PLAT WERE USED FOR THIS SURVEY.

LEGAL: LOT 15, BLOCK 1, GREATWOOD CROSSING, SEC. 3, SLICE NO. 1562/B, P.R., FORT BEND COUNTY, TEXAS

OWNER: REGIONAL INVESTMENT COMPANY TITLE COMPANY: ALAMO TITLE COMPANY CGF NO: 983273011

PURCHASER: THEODORE S. ISHLER and ELIZABETH A. ISHLER ADDRESS: 7402 BROKEN OAK LANE, SUGAR LAND, TEXAS

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AND IS SITUATED WITHIN ZONE ... AS DELINEATED ON FIRM COMMUNITY PANEL NO. 250222-0245-H DATED 01-01-97.



I, J. MICHAEL MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE FOLLOWING: THIS SURVEY WAS MADE ON THE BASIS OF THE PROPERTY DEPENDENT MEASUREMENTS FOUND AT THE TIME OF THIS SURVEY; THE MEASUREMENTS FOUND AT THE TIME OF THIS SURVEY ARE AS SHOWN HEREON; THERE ARE NO OVERLAPS OR INTERFERENCES OF IMPROVEMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN; AND THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

Handwritten signature of J. Michael Moore

Table with 2 columns: Field Name and Value. SURVEYED: 07-30-93, DRAFTED: 07-30-93, MAP NO.: 807 S/T, JOB NO.: 987450

Greater Texas Surveying

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

Date: 8-16-2021 GF No. _____
Name of Affiant(s): Katherine Mebarkia for "Abkia LLC"
Address of Affiant: 4403 Riley Way Lane, Sugar Land, TX 77479
Description of Property: Greatwood Crossing Sec 3, Block 1, Lot 15 - 7402 Broken Oak Ln
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 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 7-2010 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.

Katherine Mebarkia
Katherine Mebarkia

SWORN AND SUBSCRIBED this 16th day of August, 2021.

Notary Public
(TXR 1907) 02-01-2010

