

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

Date: 10/31/2022 GF No. _____
Name of Affiant(s): Randall R. and Jovi M. Pharis
Address of Affiant: 12710 Timberland Trace, Houston, TX 77065
Description of Property: LT 39 BLK 6 WORTHAM PARK SEC 2
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.

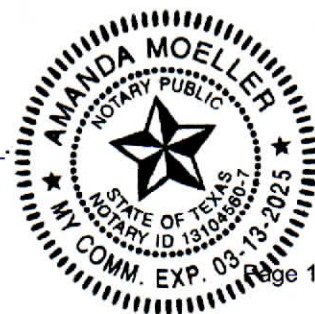
Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

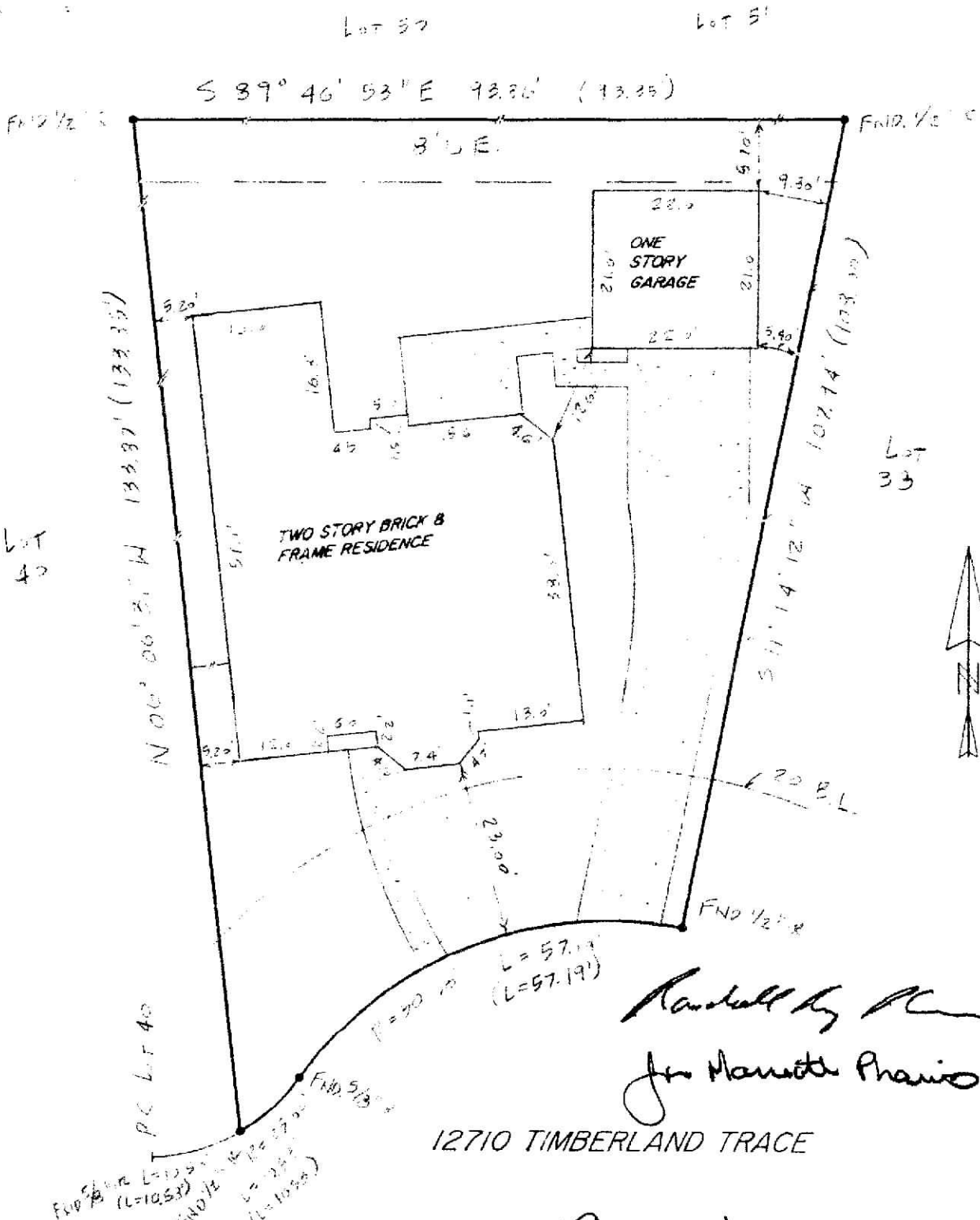
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 2005 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.

Jovi M. Pharis
SWORN AND SUBSCRIBED this 31st day of October, 2022.
Amanda Moeller
Notary Public
(TXR 1907) 02-01-2010





Handed by
for Marveth Pharis

12710 TIMBERLAND TRACE

Eva Matz

NOTE:
 1. Distances shown in parentheses were measured on the ground.
 2. The following flood information was obtained from a FEMA map. We are not responsible for its accuracy.

NOTE:
 Agreement for underground / overhead service easements granted to H. L. B. P. File No. N-727439

100 YEAR FLOOD INFORMATION
 F.I.R.M. # 480287 PANEL # 130 G
 DATE OF REVISION 9-28-90
 (OUTSIDE OF THE 100 YEAR FLOOD PLAN)

SCALE 1" = 20'

Surveyed for BRIGHTON BUILDERS, INC.

ON 8-20-93

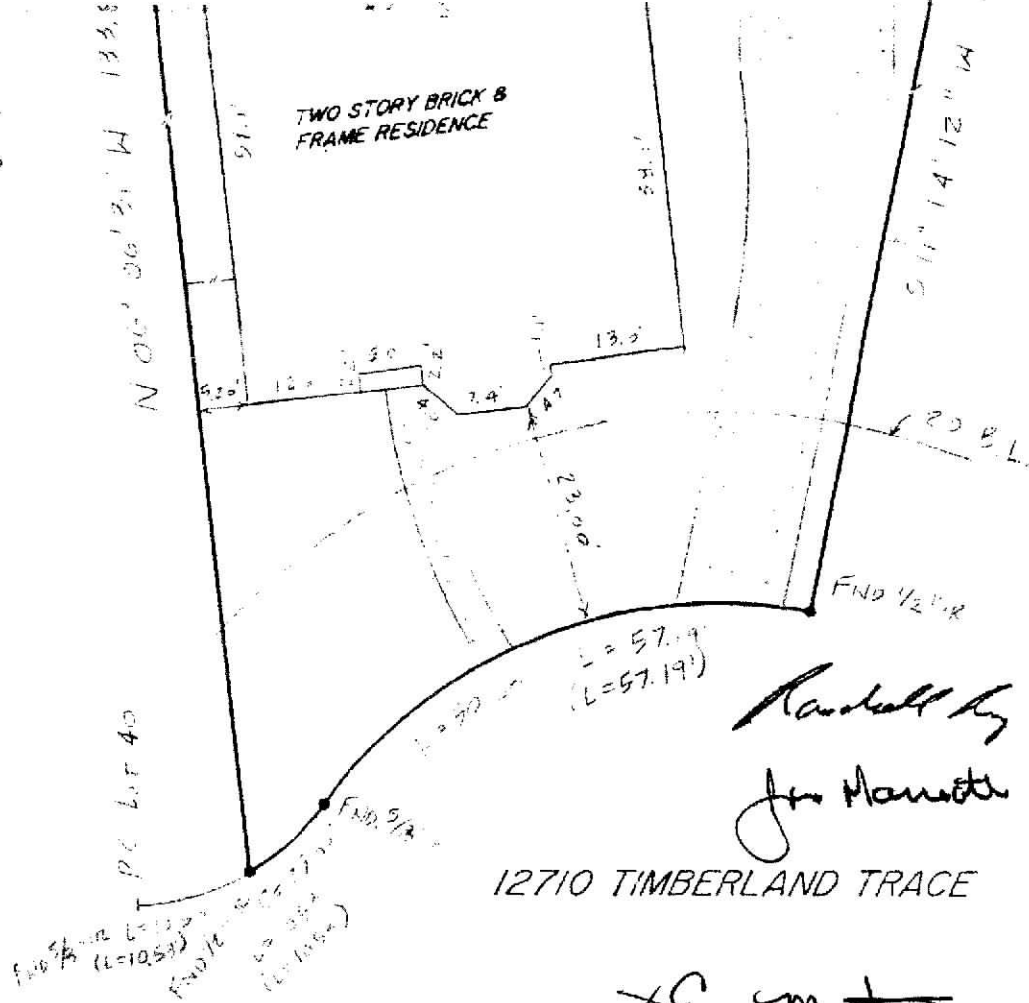
UPDATES	
DATE	INITIALS
10-25-93	

LOT 40

N 00° 06' 31" W 133.8

TWO STORY BRICK & FRAME RESIDENCE

33



Handwritten signature of Eva Martinez
for Marlene Pharis

12710 TIMBERLAND TRACE

Handwritten signature of Eva Martinez

NOTE:

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- 2. The following flood information was obtained from a F.E.M.A. map. We are not responsible for its accuracy.

NOTE:
Agreement for underground /overhead service easements granted to H. L. & F. File No. N-727439

100 YEAR FLOOD INFORMATION

FIRM # 480287 PANEL # 130 G

DATE OF REVISION 9-28-90
(OUTSIDE OF THE 100 YEAR FLOOD PLAIN)

SCALE 1" = 20'

Surveyed for BRIGHTON BUILDERS, INC. on 8-20-93

Showing Lot 39 Block 6 of WORTHAM PARK

Section 2 in HARRIS County Texas according to the Map or Plat

Film Code No. 352076

recorded in Volume _____ Page _____ of the MAP records of HARRIS County

UPDATES	
DATE	INITIALS
10-25-93	
W. O. NO. 21879, 22319	
G. F. NO. 93286344	

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of survey. There was no encroachment apparent on the ground, except as shown hereon. This survey is for loan purposes only and is not to be recorded. Responsibility assumed only for easements clearly indicated on the recorded plat

Handwritten signature of George J. Gale

Buyer: EVA MARTINEZ

Mortgage Co: GROUP AMERICA MORTGAGE

Title Company: TITLE AGENCY OF TEXAS



Hoffman Surveying Company, Inc.
5245 LANGFIELD ROAD — HOUSTON, TEXAS 77040 — (713) 939-9100

