

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

Date: 7/7/23 GF No. _____
Name of Affiant(s): FRANKLIN GREAVER
Address of Affiant: 11603 REATA RICHMOND, TX 77469
Description of Property: 12567 WELLINGTON PARK # 151 BLDG. 15 HOUSTON, TX 77072
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 Utah, 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 SEPTEMBER 2008 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:)

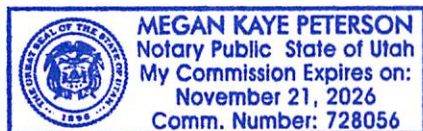
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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.

Franklin Greaver

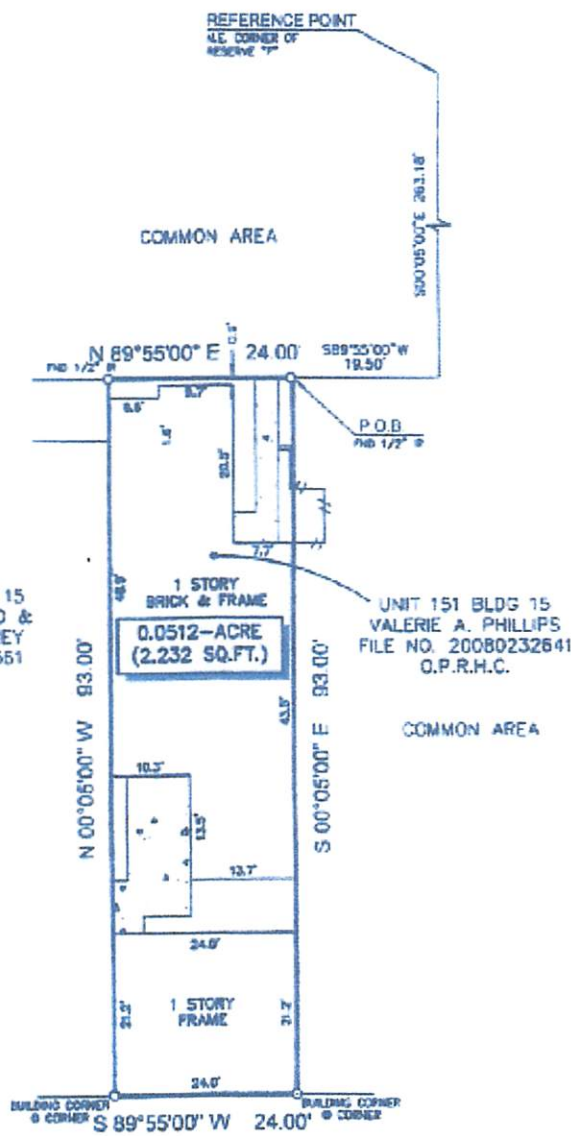
SWORN AND SUBSCRIBED this 7 day of July, 2023.

Megan Kay Peterson
Notary Public

(TAR 1907) 02-01-2010



WELLINGTON PARK



SCALE 1" = 20'

LEGEND

- CONCRETE
- BRICK WALL
- FENCE
- WOOD

PRIVATE DRIVE

(28' R.O.W.)

NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO WELLINGTON PARK RESERVE "T" RECORDED IN VOLUME 187, PAGE 52 OF THE MAP RECORDS OF HARRIS COUNTY TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL POSITION.
2. SUBJECT TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "A" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4820C0840L, DATED 8-18-07.
3. ALL FIELD INFORMATION SHOWN HEREON IS BASED ON AN "ON-THE-GROUND SURVEY" PERFORMED ON 9-30-08.
4. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PERFORMED BY STARTEX TITLE INSURANCE COMPANY, OF NO. 628877, ISSUED ON 27-AUG-08. SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION.
5. RESTRICTIVE COVENANTS AS RECORDED IN VOL. 192 PG. 82 H.R.H.C. AND C.F. NOS. E830282, E967085, E981250, F409434, N825852, N925853, P147159, P277837 AND W816479.
6. THIS SURVEY IS CERTIFIED TO STARTEX TITLE INSURANCE COMPANY, FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. AN AGREEMENT WITH H.A. & P. AS RECORDED UNDER C.F. NOS. L940357, L979190 AND F254063.
8. C&B.E. T.V. EASEMENT AS RECORDED UNDER C.F. NO. H331230.

SURVEYOR'S CERTIFICATE:

IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON 9-SEP-08 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

H.T. Weber
H.T. WEBER
RP, Sp 4101



CLIENT: FRANK GREAVES	ADDRESS: 12567 WELLINGTON PARK #151
PROJECT: A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 0.0512 ACRE (2,232 SQ. FT.) SITUATED IN THE H.T. & B.R.R. SURVEY, SECTION 2, ABSTRACT 406, HARRIS COUNTY, TEXAS.	



WWW.SURVEY11INC.COM
P.O. BOX 2543 • ALVIN, TX 77512
(281)393-1382 • Fax (281)393-1383

PARTY CHIEF	DK	JOB#	9-4202-08
SURVEY TECH	N/A		
DRAFTER	RLK	DATE	10-SEP-08