

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Richard A McAvey

Address of Affiant: 8638 Wyndham Village Dr, Jersey Village, TX 77040

Description of Property: LT 20 BLK 71 WYNDHAM VILLAGE R/P

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 08/02/1996 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

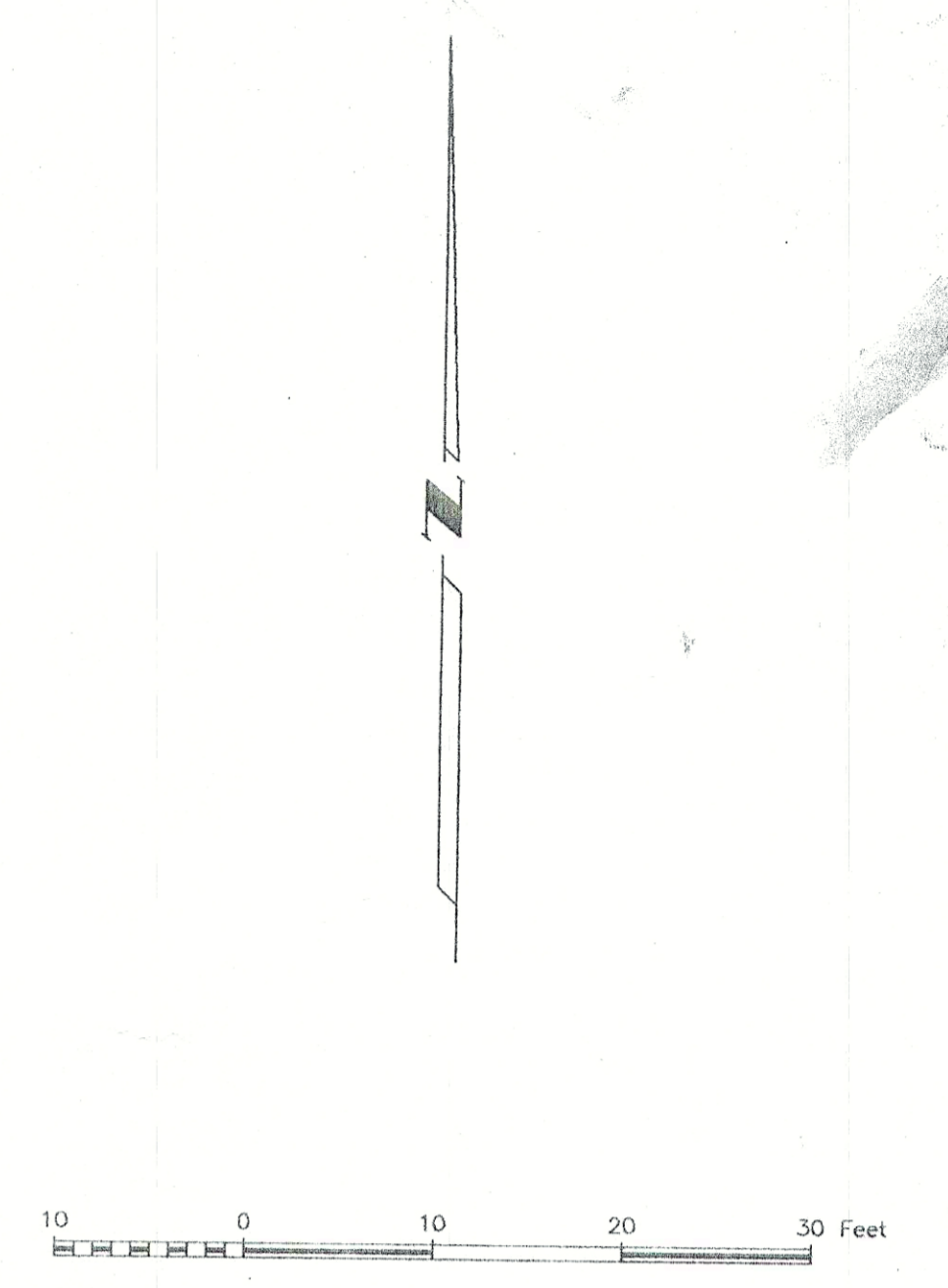
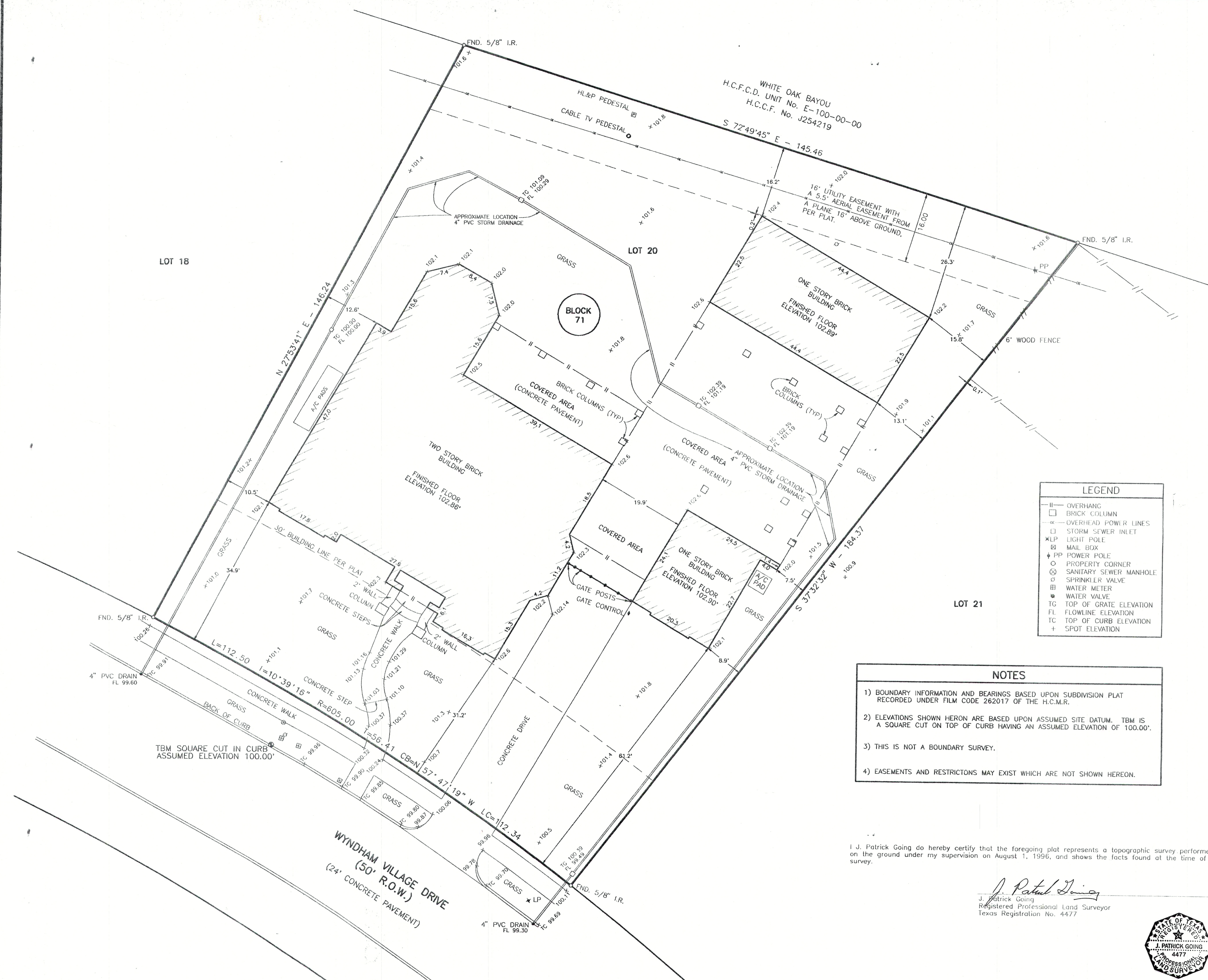
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

*Richard A McAvey*  
dotloop verified  
08/30/23 3:34 PM  
CDT  
AJTW-0FJH-PV3R-ZCIF

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Notary Public



LEGEND	
—	OVERHANG
□	BRICK COLUMN
—	OVERHEAD POWER LINES
□	STORM SEWER INLET
⊙	LIGHT POLE
⊙	MAIL BOX
⊙	POWER POLE
⊙	PROPERTY CORNER
⊙	SANITARY SEWER MANHOLE
⊙	SPRINKLER VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	TOP OF GRATE ELEVATION
⊙	FLOWLINE ELEVATION
⊙	TOP OF CURB ELEVATION
+	SPOT ELEVATION

- NOTES**
- BOUNDARY INFORMATION AND BEARINGS BASED UPON SUBDIVISION PLAT RECORDED UNDER FILM CODE 262017 OF THE H.C.M.R.
  - ELEVATIONS SHOWN HEREON ARE BASED UPON ASSUMED SITE DATUM. TBM IS A SQUARE CUT ON TOP OF CURB HAVING AN ASSUMED ELEVATION OF 100.00'.
  - THIS IS NOT A BOUNDARY SURVEY.
  - EASEMENTS AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON.

I, J. Patrick Going do hereby certify that the foregoing plat represents a topographic survey performed on the ground under my supervision on August 1, 1996, and shows the facts found at the time of survey.

*J. Patrick Going*  
 J. Patrick Going  
 Registered Professional Land Surveyor  
 Texas Registration No. 4477



**TOPOGRAPHIC SURVEY**  
 OF  
 LOT 20, BLOCK 71 (20,566 SQ. FT.)  
 OUT OF  
 WYNDHAM VILLAGE REPLAT  
 OF  
 LOTS 18, 19 AND 20, BLOCK 71  
 JERSEY VILLAGE, HARRIS COUNTY, TEXAS  
 AS RECORDED UNDER  
 FILM CODE No. 362017, H.C.M.R.

**BASELINE CORPORATION**  
 PROFESSIONAL SURVEYORS  
 1710 BEAMIST DRIVE HOUSTON, TEXAS 7705690100

Scale : 1" = 10'  
 Job No. : 96028  
 Date : AUGUST 2, 1996  
 Field Book No. : X-216