



MAP NO: 692-G

GP NO. CTH-II-CTT12603921ANP

Chicago Title



DATE: 03/05/12  
FIELD DATE: 03/02/12  
REVISID:  
TECH: MSP FIELD: MD  
JOB NO: 912-0631



ACCEPTED BY:

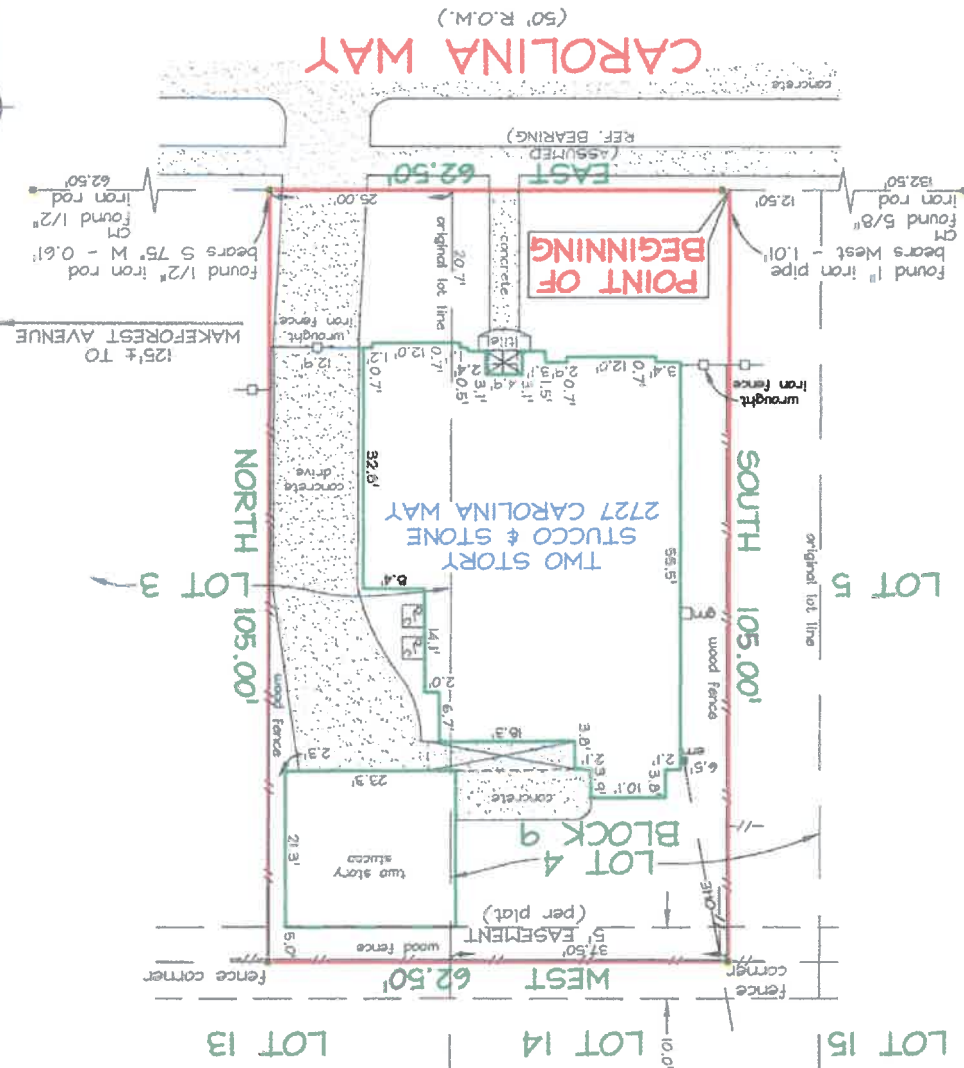
DATE:

The subject property does not appear to be within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48201C0860 L, dated JUNE 18, 2007. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 2727 CAROLINA WAY, City of West University Place, Harris County, Texas and being further described on Exhibit "A" attached hereto and made a part hereof.



NOTES:  
CM = CONTROLLING MONUMENT.  
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



PRECISE LAND SURVEYING, INC.  
DALLAS/FORT WORTH  
4625 EASTOVER DR.  
MESQUITE, TX 76148  
PH: 877.581.7072 FX: 1.868.458.1273

**Precise Land Surveying, Inc.**

4625 Eastover Drive  
Mesquite, Texas 75149  
(972) 681-7072 Fax (972) 279-1508

**Exhibit "A"**

Being a lot, tract or parcel of land situated in the Allen C. Reynolds one league Survey, Abstract No. 61, City of West University Place, Harris County, Texas, being the east 25.00 feet of Lot 3 and the west 37.50 feet of Lot 4, in Block 9, of Pemberton, an addition recorded in Volume 8, Page 41, of the Map Records of Harris County, and being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a found 1-inch iron pipe bears West, a distance of 1.01 feet, said point being West (bearing base assumed), a distance of 12.50 feet from the common north corner of said Lot 4 and Lot 5 of said Block 9, and a found 5/8-inch iron rod bears East, a distance of 132.50 feet, said point being on the south line of Carolina Way (50 foot right-of-way);

THENCE South, departing said south line, a distance of 105.00 feet to a wood fence corner on the common line of said Lot 4 and Lot 14 of said Block 9;

THENCE West along said common line, passing the common corner of said Lots 4 and 14, aforesaid Lot 3, and Lot 13 of said Block 9, at a distance of 37.50 feet and continuing along the common line of said Lots 3 and 13 a total distance of 62.50 feet to a wood fence corner;

THENCE North, departing said common line, a distance of 105.00 feet to a point from which a found 1/2-inch iron rod bears South 75° West, a distance of 0.61 of one foot, and a found 1/2-inch iron rod bears West, a distance of 62.50 feet, said point being on the aforesaid south line of Carolina Way;

THENCE East, passing the common north corner of aforesaid Lots 3 and 4 at a distance of 25.00 feet and continuing a total distance of 62.50 feet along said south line to the POINT OF BEGINNING and containing 6,563 square feet or 0.15 of one acre of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.



*J.T. Thompson*

Registered Professional Land Surveyor No. 4604

March 02, 2012

912-0631

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

Date: July 24, 2024

GF No. CTH-IL-CTT12603921ANP

Name of Affiant(s): Phillip Jones, Maria Emilia Di Francesco

Address of Affiant: 2727 Carolina Way, Houston, TX 77005

Description of Property: TRS 3 & 4A BLK 9 PEMBERTON

Harris County, 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.

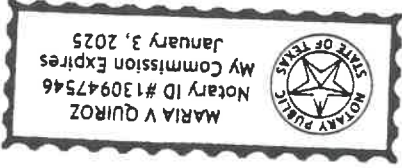
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance 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 2012 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): SMALL EXTENSION OF PATIO BY ~18 INCHES.

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.



SWORN AND SUBSCRIBED this 25 day of July, 2024.  
Phillip Jones  
Maria Emilia Di Francesco  
Notary Public