

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 6-2-21

GF No. _____

Name of Affiant(s): MICHAEL A. WOLFSON

Address of Affiant: 8706 PLEASANTBROOK DR. - HOUSTON, TX. 77095

Description of Property: LOT 1 - BLOCK 8 - COPPERBROOK SEC 1
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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 12/18/16 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. conveyance, 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 the Title Company or the title insurance 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 2nd day of June, 2021

Notary Public



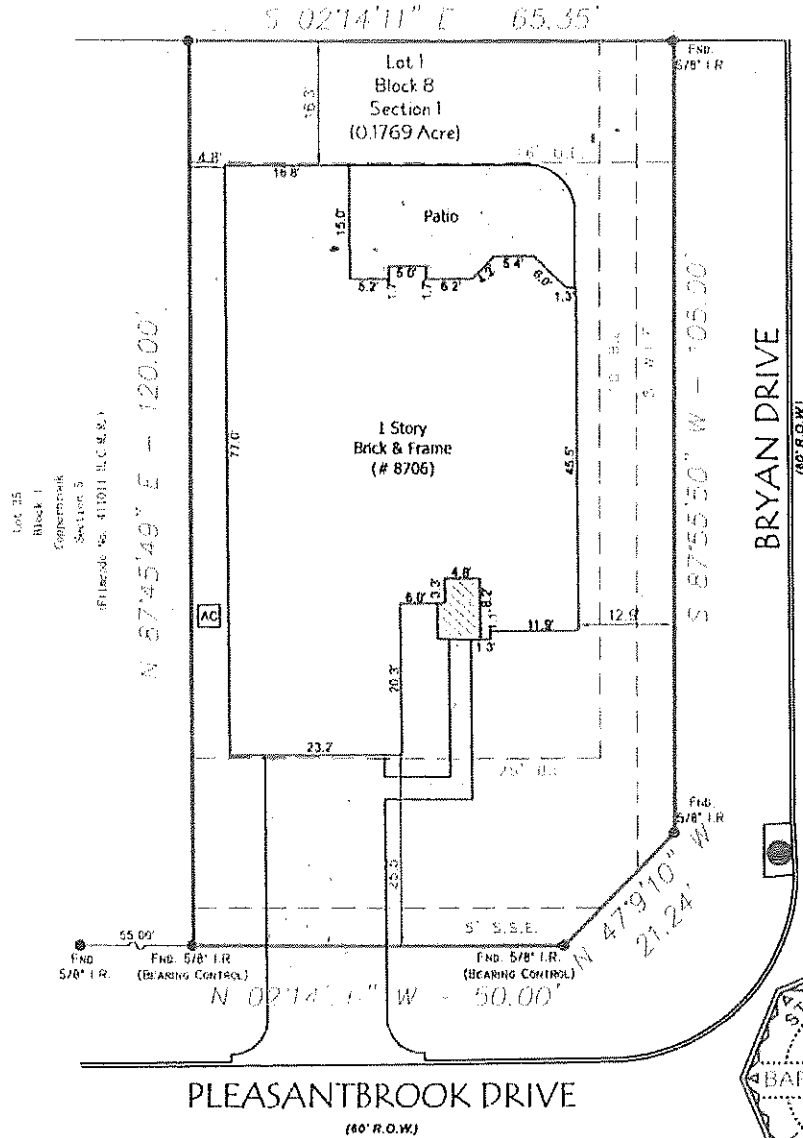
(TAR- 1907) 5-01-08

Waller County Land Company, 40040 Hempstead Hwy Waller, TX 77484
Phone: 936-372-918110 Fax: (936) 372-9266 Timothy Phelan

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Hyw 6 - Irby Gore



All values were computed without the existence of the building and may not show all building lines, easements or other matters of record.

- Notes:**
- Basis for Bearings: Record plat.
 - Distances shown are ground distances.
 - All abstracting done by title company.
 - All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
 - Dimension lines from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
 - Building dimensions may not be used to calculate square footage.
 - This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

- LEGEND:**
- = Wood Fence
 - = Chain Link
 - = Barbed Wire
 - = Wrought Iron
 - PP = Power Pole
 - IR = Iron Rod
 - I.P. = Iron Pipe
 - P.I.P. = Pinch Iron Pipe
 - P.P. = Power Pole
 - Sin S.E. = Storm Sewer Easement
 - San S.E. = Sanitary Sewer Easement
 - H.C.C.F.No. = Harris County Clerk File Number

I hereby certify that this survey was this day made on the ground and reflects the facts found at that time on the property legally described herein.

Barry D. Adkins 12/18/2016

This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

This property appears to be OUT of the 100 year flood plain & in Zone X, as per insurance rate map 48201C0440 M, dated 06/09/2014.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

LOT: 1	BLOCK: 8	SUBDIVISION: COPPERBROOK	SECTION: 1
RECORDATION: VOLUME 366, PAGE 146 OF THE MAP RECORDS		COUNTY: HARRIS	
ADDRESS: 8706 PLEASANTBROOK DRIVE		CITY: HOUSTON	STATE: TEXAS
CLIENT: ENERGY CAPITAL CREDIT UNION		G.F. # 727445660-347	PROPOSED BORROWER: MICHAEL ALLEN WOLFSON
<p align="center">DaRam Engineers, Inc. P.O. BOX 2747 BELLAIRE, TEXAS 77402-2474 (713) 528-1552 • EMAIL: INFO@DARAM.COM</p>			
		Field Crew: BS	Drafter: JA
		Project #: 5201677095 PleasantBrook8706	