

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: 5/30/14

GF No. \_\_\_\_\_

Name of Affiant(s): Patricia Hufnall Pensotti

Address of Affiant: 3002 Crossbrook Ct. Katy TX 77450

Description of Property: Finco Ranch South Lake Village, Sec 5, Block 1, Lot 19  
County Ft. Bend, 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 1992 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

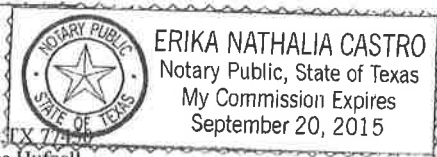
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Patricia Hufnall Pensotti

SWORN AND SUBSCRIBED this 2 day of June, 2014

Erika Castro  
Notary Public



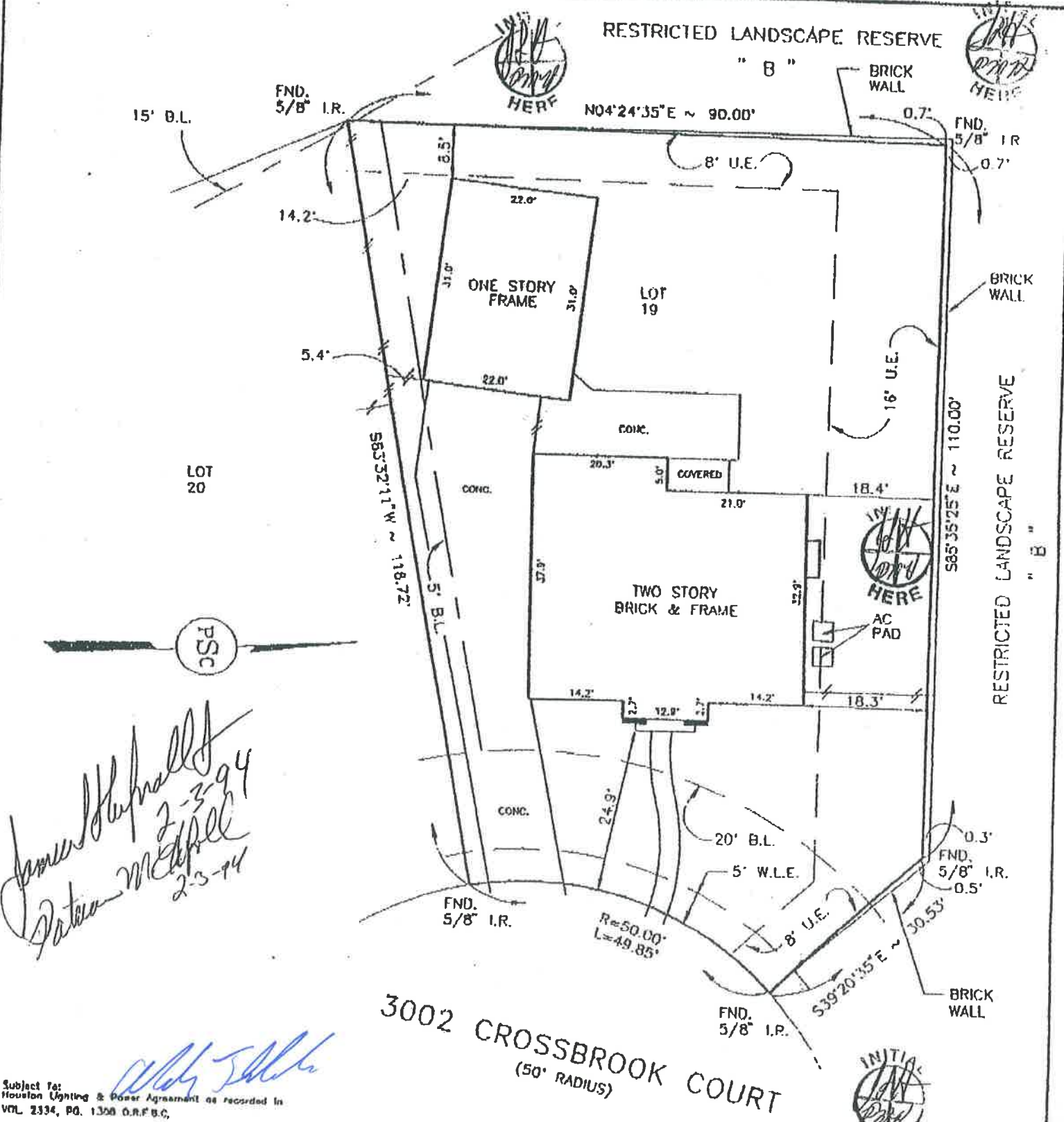
(TAR- 1907) 5-01-08

Keller Williams Premier Realty, 22762 Westheimer Pkwy Ste 430 Katy, TX 77450  
Phone: (832)671-1223 Fax: James Hufnall



# Prestey Surveying Co., Inc.

P.O. BOX 479 FULSHEAR, TEXAS - 77441 - (713) 346-1238



*James H. Hall*  
*2-3-94*  
*Dave McCall*  
*2-3-94*

*Wally [Signature]*

3002 CROSSBROOK COURT  
 (50' RADIUS)



0002 CROSSBROOK COURT  
(50' RADIUS)

FND.  
5/8" I.R.

WALL



Subject To:  
Houston Lighting & Power Agreement as recorded in  
VOL. 2334, PG. 1308 D.R.F.B.C.

Drainage Eas't:  
Extending 20' on each side of the centerline  
of all natural drainage courses, as reflected  
by the recorded plat.

BEARINGS BASED ON RECORDED PLAT.

Subject To: Deed Restrictions and/or zoning ordinances

TO VILLAGE BUILDERS \_\_\_\_\_, EXCLUSIVELY and is NONTRANSFERABLE.

I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereto (or on the attached sheet) and the facts found at the time of this survey. There are no encroachments or protrusions apparent on the ground, except as shown. This survey was performed in connection with the information described in G.F. No. 9208928 of COMMONWEALTH LAND Title Company, dated 11-23-92.



- LEGEND:**
- U.E. UTILITY EASEMENT
  - A.E. AERIAL EASEMENT
  - B.L. BUILDING LINE
  - STM.S.E. STORM SEWER EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - I.R. IRON ROD
  - I.P. IRON PIPE
  - FND FOUND
  - FNC FENCE
  - //--- WOOD FENCE
  - X--- IRON FENCE

THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.  
ZONE " C "  
According to the U.S. Department of Housing and Urban  
Development Flood Insurance Rate Map, Community-Panel  
Number 4802280085C, Dated 03-03-90, the subject  
property DOES NOT lie within the 100 year Flood Plains.  
485U.  
© 1992, PRESLEY SURVEYING CO., INC.

PURCHASER		RECORDING	
JAMES S. HUFNALL, JR. & PATRICIA M. HUFNALL		SLIDE# 1116B, 1117A P.R.	
SUBDIVISION		COUNTY	STATE
CINCO RANCH SOUTH LAKE VILLAGE SECTION FIVE		FORT BEND	TEXAS
LOT	BLOCK	DWN	CHK'D
19	1	T.D.A.	✓
DISK		CLIENT JOB NO.	SCALE
#57			
DATE		JOB NO.	