

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

Date: January 23, 2019

GF No. _____

Name of Affiant(s): Sabir Banatwala, Kaniz Banatwala

Address of Affiant: 4527 Miller Ridge Ln, Sugar Land, TX 77479-3644

Description of Property: Lot 16, Block 1 Millwood at Riverstone Section 2

County Fort 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 TX, 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.

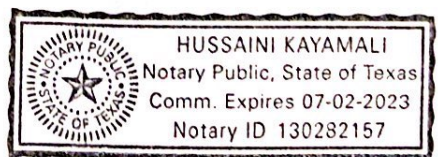
4. To the best of our actual knowledge and belief, since January 15, 2014 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary 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.

Sabir Banatwala
Sabir Banatwala



SWORN AND SUBSCRIBED this 20th day of January, 2020
Notary Public [Signature]

(TAR-1907) 02-01-2010

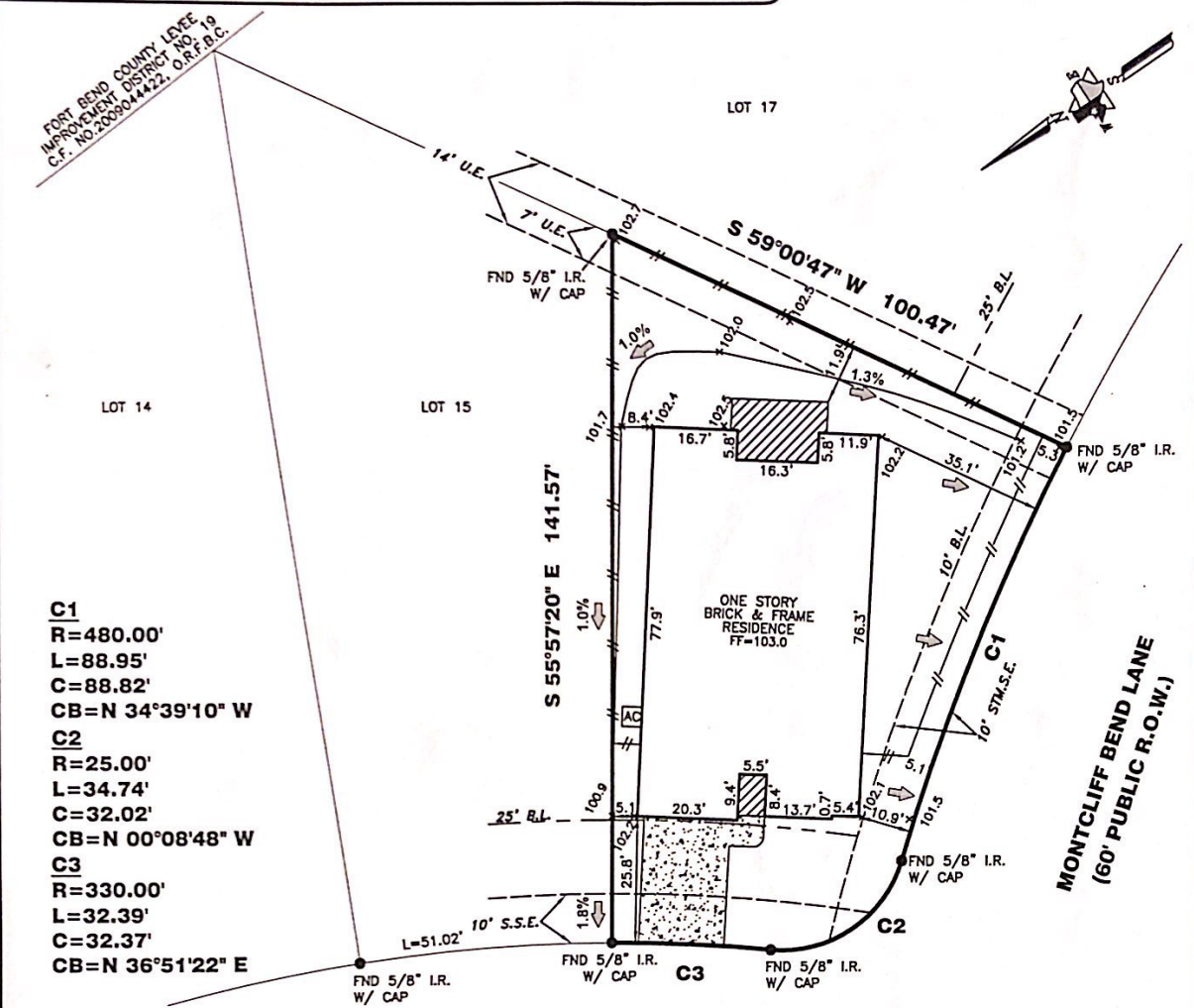
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LEGEND

★ CITY ORDINANCES	BL = BUILDING LINE	IR = IRON ROD	CONCRETE	ELECT. BOX	FIRE HYDRANT	MANHOLE
★★ RESTRICTIVE COVENANTS	PL = PROPERTY LINE	IP = IRON PIPE	COVERED	AC PAD	LIGHT STANDARD	WATER METER
*** BUILDER GUIDELINES	UE = UTILITY EASEMENT	PUE = PUBLIC UTILITY ESMT	SOD	UTILITY POLE	UTIL. PEDESTAL	
WIRE FENCE — X —	AE = AERIAL EASEMENT	PAE = PERMANENT ACCESS ESMT				
CHAIN LINK FENCE — O —	MH = MANHOLE	MUE = MUNICIPAL UTILITY ESMT				
IRON FENCE — I —	FNC = FENCE	SSE = SANITARY SEWER ESMT				
WOOD FENCE — // —	BUILDING LINE	WLE = WATERLINE EASEMENT				
OVERHEAD UTILITIES — U —	ESMT LINE	ROW = RIGHT OF WAY				
	AERIAL ESMT	FND = FOUND				

SCALE 1"=30'

15' 15' 30'



- C1**
R=480.00'
L=88.95'
C=88.82'
CB=N 34°39'10" W
- C2**
R=25.00'
L=34.74'
C=32.02'
CB=N 00°08'48" W
- C3**
R=330.00'
L=32.39'
C=32.37'
CB=N 36°51'22" E

I HEREBY DECLARE THAT THE ELEVATIONS AND DRAINAGE PATTERNS SHOWN HEREON WERE DEVELOPED FROM A SURVEY OF THIS PROPERTY ACCURATELY DEPICT RELATIVE ELEVATIONS AS THEY EXISTED. THE RELATIVE ELEVATIONS AS DEPICTED, MAY CHANGE SUBSEQUENT TO THE DATE OF THIS SURVEY DUE TO ADDITION OR REMOVAL OF THE SOIL BY ACTS OF MAN; EROSION BY WIND OR WATER; OR OTHER FACTORS. THE HOMEOWNER MUST MAINTAIN THESE ELEVATIONS AND GRADES TO PROPERLY DRAIN THE WATER AWAY FROM THE HOME.

100.14 (T.O.C.) T.B.M.=100.00 ASSUMED ELEV. (T.O.C.)

FINAL LOT GRADE COMPLETE
NOTE: SOD IN FRONT YARD
SOD IN BACK YARD
SWALE IN BACK YARD

(-) PER LOMR 12-06-3366P - DATED 06-06-13

4527 MILLER RIDGE LANE

PROPERTY INFORMATION

LOT 16 BLOCK 1

SUBDIVISION:
MILLWOOD AT RIVERSTONE SECTION TWO

RECORDING INFO:
PLAT NO. 20130188, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

BORROWER:
SABIR BANATWALA AND KANIZ BANATWALA

TITLE CO.
CHICAGO TITLE/ EXECUTIVE TITLE CO., LTD.

G.F.# ETH1302996 G.F. DATE: 10-09-13

SURVEYED FOR:
PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y23196-13

CLIENT JOB NO: N/A

DRAWN BY: WIDJAJA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.I.R.M. NO: 48157C PANEL: 0265J

REVISED DATE: 01-03-97 ZONE: (-) "X-SHADED"

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED

ALL ROD CAPS ARE STAMPED "COSTELLO, INC.", UNLESS OTHERWISE NOTED

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO 20130188 P R F B C TX, F B C FILE NOS 2001047889, 2012140256, 2012140257

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF MISSOURI CITY), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO	DATE	REASON	BY
1	09-26-13	BOUNDARY SURVEY	
2	09-30-13	FORM SURVEY	GUN
3	01-08-14	FINAL	TOA
4	01-15-14	RETOPO	TOA



WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610

CERTIFICATION FIRM REG. NUMBER 10115900

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE

© 2014, TRI-TECH SURVEYING COMPANY, L.P.

01-15-14

[Signature]

SURVEYOR REGISTRATION