

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

Date: February 20, 2020

GF No. _____

Name of Affiant(s): Roberta Koumonduros

Address of Affiant: 5507 CUNNINGHAM LANE, ROSENBERG, TX 77471

Description of Property: Lot 28, Block 2, Section 2, The Oaks of Rosenberg, a/d/a 5507 Cunningham Lane, Rosenberg, TX 77471
County Richmond, 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.

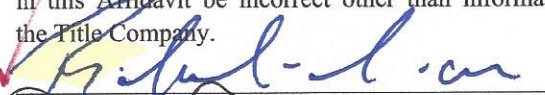
4. To the best of our actual knowledge and belief, since September 6, 2016 there have been no:

- 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.

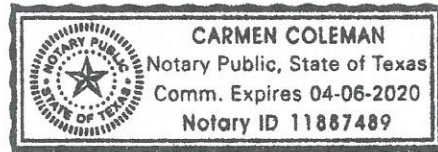
EXCEPT for the following (If None, Insert "None" Below:) None

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.



Roberta Koumonduros



SWORN AND SUBSCRIBED this 20th day of February, 2020



Notary Public
Carmen Coleman

(TXR-1907) 02-01-2010

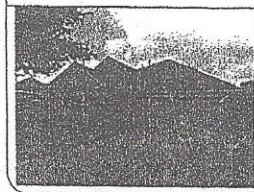
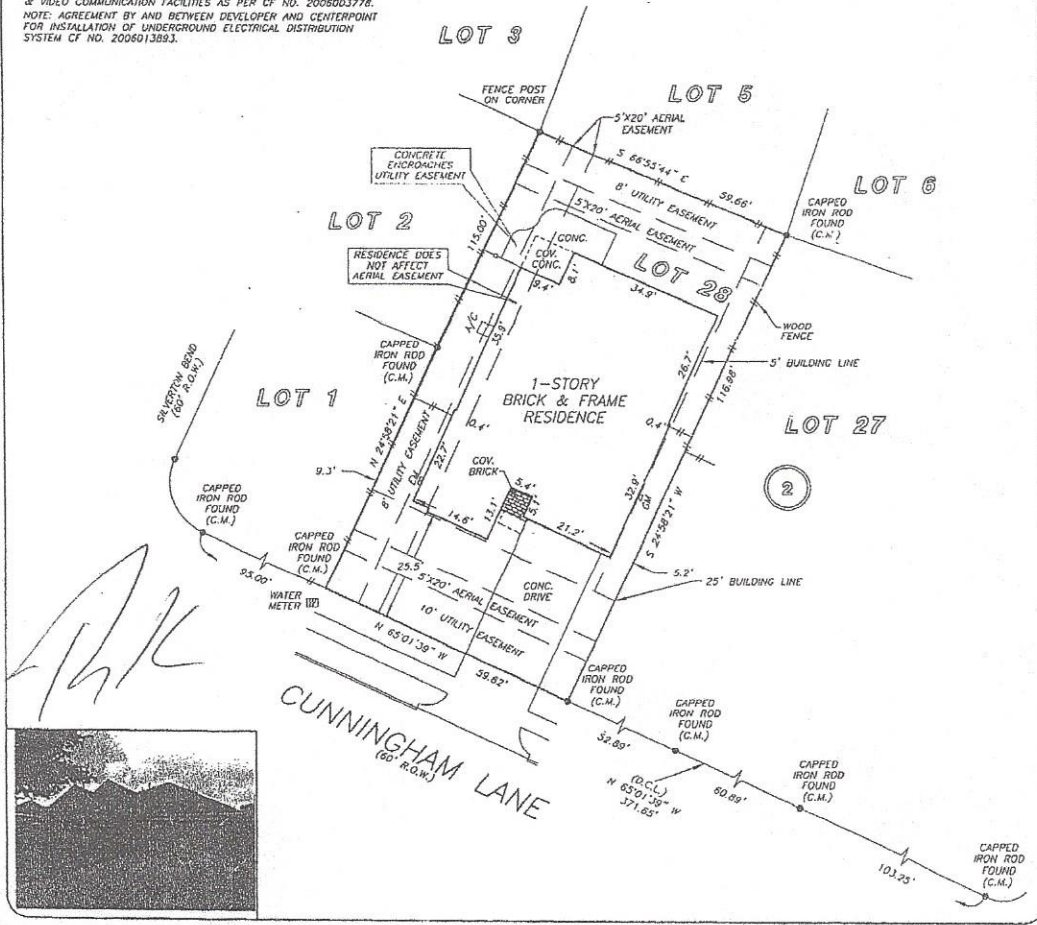
GF NO. FTH-78F-FAH16006654KW FIDELITY NATIONAL TITLE
 ADDRESS: 5507 CUNNINGHAM LANE
 ROSENBERG, TEXAS 77471
 BORROWER: JAMES DUNNAVANT

LOT 28, BLOCK 2
 OAKS OF ROSENBERG, SECTION 2

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN PLAT NO. 20050116, OF THE PLAT RECORDS
 OF FORT BEND COUNTY, TEXAS



NOTE: BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL OF THE PROPERTY FOR INGRESS, EGRESS, INSTALLATION, REPLACING, REPAIRING & MAINTAINING ALL UTILITIES AS PER CF NO. 2006003779.
 NOTE: AN UNDERGROUND EASEMENT TWO FEET WIDE, FOR AUDIO & VIDEO COMMUNICATION FACILITIES AS PER CF NO. 2006003776.
 NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND CENTERPOINT FOR INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM CF NO. 2006013893.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48157C 0245 L MAP REVISION: 04/02/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY
 D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: IN PLAT NO. 20050116, F.B.C.P.R.

James P. Walkoviak
 9/28/14
 DRAWN BY: CB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. 16-08310
 SEPTEMBER 6, 2016



Fidelity National Title
 KEMBERLY WARREN
 713-807-9666



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 FIRM NO. 10063700