

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

Date: 3/6/2020 GF No. _____

Name of Affiant(s): Judy Rosenbaum

Address of Affiant: 2714 Bamboo LN, Rosenberg, TX 77471

Description of Property: _____

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 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 Jan 2013 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.

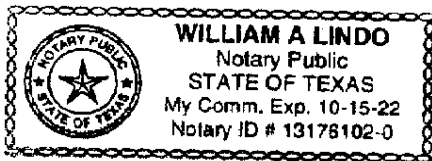
EXCEPT for the following (If None, Insert "None" Below:)

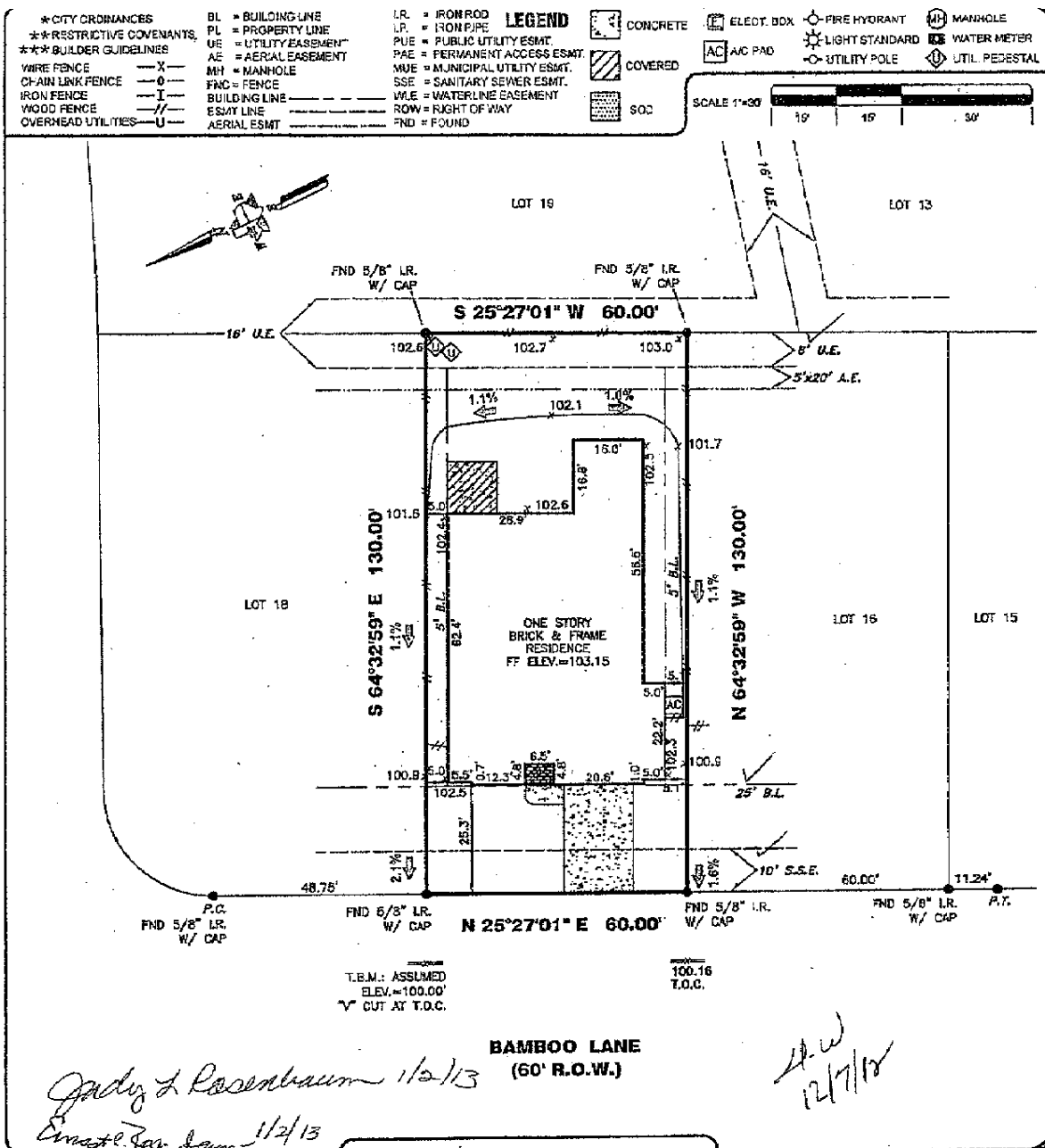
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Judy Rosenbaum

SWORN AND SUBSCRIBED this 06 day of March, 20 20.

Notary Public
(TAR 1907) 02-01-2016





Judy & Rosenbaum 1/2/13
Ernest Rosenbaum 1/2/13

BAMBOO LANE
 (60' R.O.W.)

4-11-12
12/7/12

PROPERTY INFORMATION

LOT 17 BLOCK 2

SUBDIVISION:
 THE OAKS OF ROSENBERG SEC. 3

RECORDING INFO:

PLAT NO. 20100119, PLAT RECORDS,
 FORT BEND COUNTY, TEXAS

BORROWER:
 ERNEST ROSENBAUM & JUDY ROSENBAUM

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

S.F.# ETH1202363 G.F. DATE: 08-29-12

SURVEYED FOR:
 PERRY HOMES, LLC

DRAWING INFORMATION

TRI-TECH JOB NO: Y20681-12

CLIENT JOB NO: N/A

DRAWN BY: WIDJAJA

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: SEE REVISIONS

FLOOD INFORMATION

F.L.R.M. NO: 48157C PANEL: 02201

REVISED DATE: 04-03-97 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.L.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LATER DRMAP CHANGES.

NOTES:

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

ALL ROD CAPS ARE STAMPED "1045-414-9802", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DERIVED PER PLAT NO. 20100119, P.R.P.C.T.C. FILE NO. 200900179, 200901163, 200904227, 200910003, 200910017, 200903033, 200900057.

CONV. ORDINANCE 66-4876 PER H.C.C.F. # 432068 AND C.O.I. ORDINANCE 15-1012 PER H.C.C.F. # 4323753 AND AMENDED BY C.O.I. ORDINANCE 13-0002.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS & ORDINANCES IN A.P.

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, RESTRICTIONS, ETC. AND ZONING ORDINANCES INCLUDING CITY OF ROSENBERG, IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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

A RECORD AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO AN EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	03-15-12	BOUNDARY SURVEY	GLIN
2	03-15-12	FORM SURVEY	GLIN
3	05-25-12	FINAL SURVEY	ADH
4	12-05-12	NEWBUYER	ADH

TRI-TECH SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM

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

CERTIFICATION

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 THE TRANSACTION ONLY. THIS SURVEY IS INTALD WITHOUT THE ORIGINAL SIGNED SURVEYORS SEAL AND SIGNATURE.

© 2012, TRI-TECH SURVEYING COMPANY, L.P.

12.05.12

RALPH C. HILTON
 5797
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION