

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

Date: \_\_\_\_\_

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

Name of Affiant(s): **DANIEL K MARUYAMA AND JULIE A. MARUYAMA**

Address of Affiant: **4602 WATERBECK STREET, FULSHEAR, TX 77441**

Description of Property: **WESTON LAKES SEC 11, BLOCK 10, LOT 20**

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 **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 **APRIL 3, 1991** there have been no:

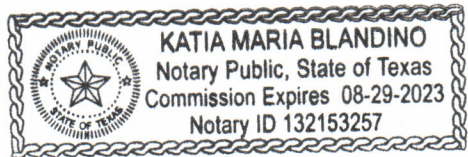
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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:) **FENCE**

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.

*[Signature]*  
**DANIEL K. MARUYAMA**  
*[Signature]*  
**JULIE A. MARUYAMA**



SWORN AND SUBSCRIBED this 12 day of June, 2020

*[Signature]*  
Notary Public

OXBOW LAKE

WATERLINE

S 44° 35' 11" E 9.2' 110.78'

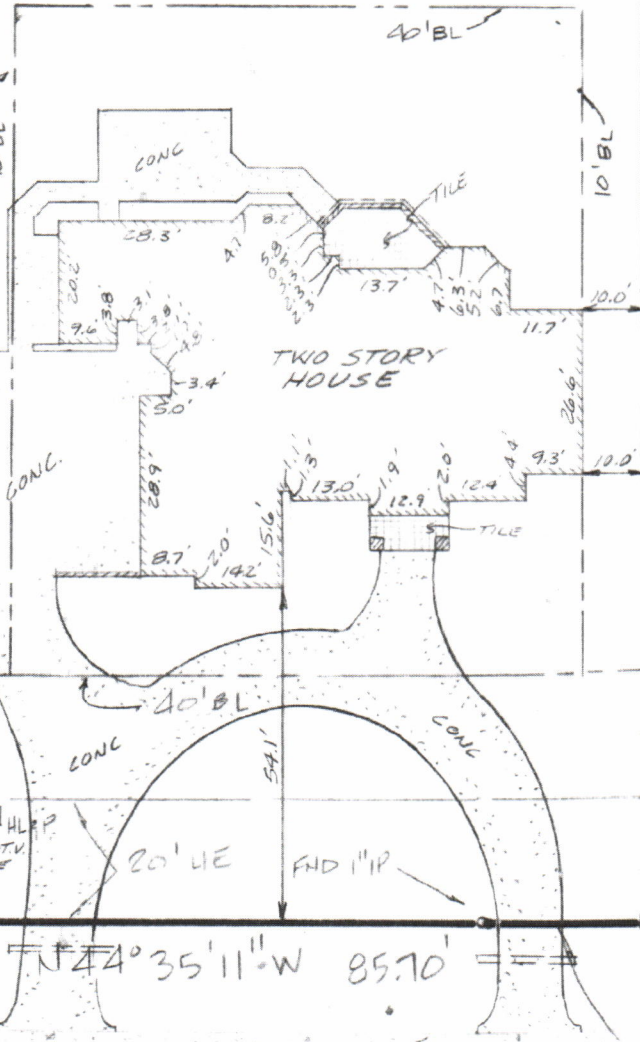
FND 5/8" IR

FND 5/8" IR

WOOD DECK

25' MAINT. & UTILITY EEMT

LOT 20  
BL 10



TWO STORY HOUSE

207.00'

206.87'

45° 24' 49" E

S 44° 48' 19" W

FND 5/8" IR 0.16' NW

FND 5/8" IR

N 44° 35' 11" W 85.70'

24' CONC RMT WATERBECK (60' WIDE)

L=27.27'  
R=2570.00'

FLOOD MAP:  
 THIS PROPERTY LIES IN  
 ZONE A1G AS PER COMMUNITY  
 PANEL NO. 480222.00 75 2,  
 EFFECTIVE DATE 8-03-00.

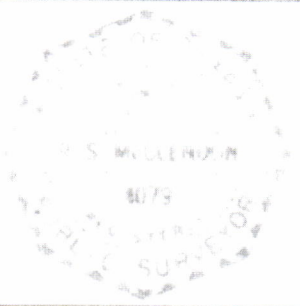
**PLAT OF SURVEY**  
 SCALE: 1" = 30'

FOR: DANIEL K. MARYAMA  
 & WIFE, JULIE A.  
 MARYAMA  
 ADDRESS: 4602  
 WATERBECK  
 GE: 38622 PL  
 DWG NO: 22-1034

BEING LOT 20, BLOCK 10, IN WESTON LAKES  
 SUBDIVISION, SECTION 11, AS RECORDED IN SLIDE  
 1002/A & 1002/B OF THE PLAT RECORDS OF FORT  
 BEND COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS  
 THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY  
 SUPERVISION, ON THE 3RD DAY OF APRIL, 1991.

SIGNED: *[Signature]*



SURVEYOR'S  
 PHONE:  
 (713) 240-9099