

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

Date: September 24, 2020

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

Name of Affiant(s): C. Lisette Dottavio

Address of Affiant: 32435 Waterford Crest Ln, Fulshear, TX 77441-3003

Description of Property: WESTON LAKES SEC 19, BLOCK 1, LOT 4  
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 10/8/2018 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

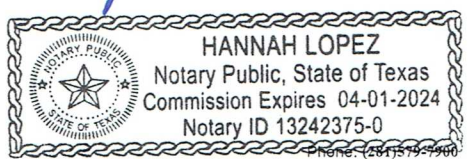
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

C. Lisette Dottavio  
\_\_\_\_\_  
Notary Public

SWORN AND SUBSCRIBED this 25th day of September, 2020

Hannah Lopez  
\_\_\_\_\_  
Notary Public



(TXR-1907) 02-01-2010

# PROBSTFELD & ASSOCIATES

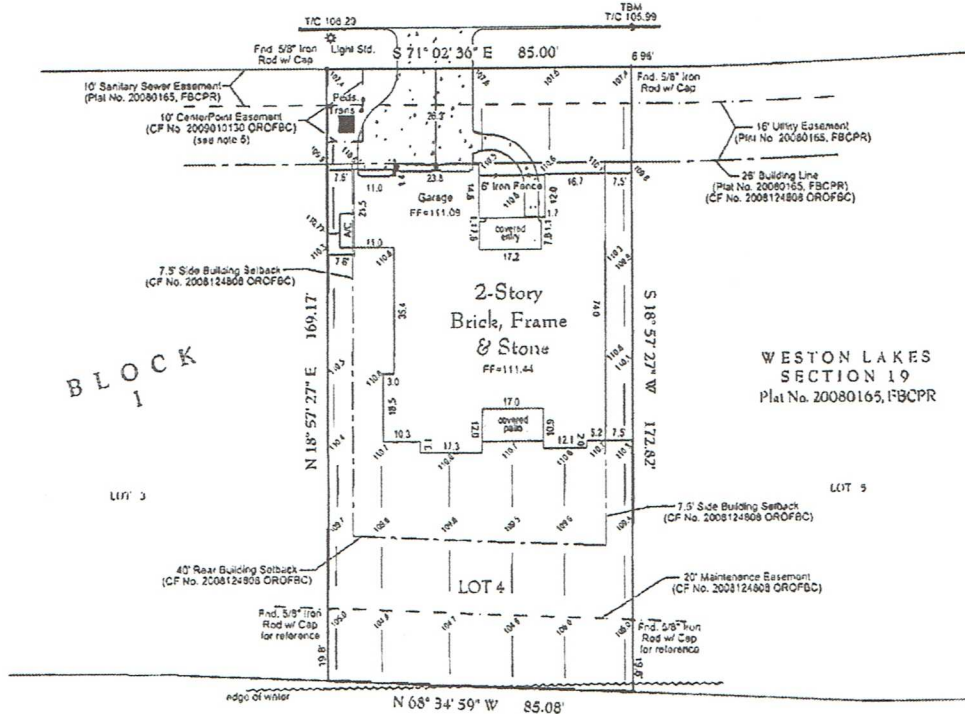
## PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233



### WATERFORD CREST LANE (PVT.)

50' R.O.W. (PAE/PUE) (per plat)



LENDER: PATRIOT BANK MORTGAGE

RESTRICTED RESERVE 'A'  
(PECAN LAKE)

**NOTES:**

- No fences at time of final survey.
- Elevations shown based on set 100D nail south side of power pole located along south right-of-way of FM 1093 at common line of Weston Lakes and Fulbrook subdivision. Elevation = 105.60 feet (1978 Adjustment).
- Lot subject to minimum slab elevation of 108.5 feet above mean sea level but not less than 18 inches above natural ground.
- Surveyor has not abstracted this property. This survey has been prepared based upon information provided by the title company. No independent investigation of the accuracy of the title company's work has been performed by the surveyor. Zoning ordinances and zoning building setback lines (if any) are not shown.
- Surveyor has not reviewed restrictive covenants as set forth under Exceptions From Coverage in Schedule B of the Title Commitment.
- Lot subject to an easement 10 feet wide along the northwest property line, as granted to CenterPoint Energy Houston Electric, LLC, Southwestern Bell Telephone Company and Comcast of Houston LLC, recorded under Clerk's File No. 2009010130 of the Official Records of Fort Bend County, Texas. (unspecified length)
- Lot subject to and agreement with CenterPoint Energy Houston Electric, LLC for the installation, operation and maintenance of an underground/overhead electrical service distribution system, recorded under Clerk's File No. 2009129488 of the County Clerk Official Records of Fort Bend County, Texas.
- All bearings are based on front right-of-way line.

**PLAT OF PROPERTY**

FOR: **SAMUEL FOREST ALEXANDER AND ARACELI CHELI ALEXANDER**

AT: **32435 WATERFORD CREST LANE**

LGL: **LOT 4, BLOCK 1**

**WESTON LAKES SECTION 19**

Plat No. 20080165 of the Plat  
Records of Fort Bend County, Texas

SCALE: **1" = 30'**

DATE: **8/10/2010** REVISED DATE: **12/12/2010**

This Property DOES NOT lie within the designated 100 year Floodplain.

PANEL NO.: **48157C 0078 J**

ZONE: **X & A** EFF. DATE: **1/03/1997**

BASE FLOOD ELEVATION: **N/A**

LOCATED BY GRAPHIC PLOTTING ONLY AND NOT RESPONSIBLE FOR ACTUAL DETERMINATION.

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT

PROVIDED BY: **STEWART TITLE GUARANTY COMPANY**

GFP: **1018731987 (11/01/10)**

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground, under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



**MATHEW J. PROBSTFELD**  
Registered Professional Land Surveyor  
State of Texas No. 4985

JOB # **318-805** DRAWN BY: **MLD/LJ**

THIS SURVEY IS THE PROPERTY OF PROBSTFELD & ASSOCIATES, INC., IS CERTIFIED FOR THIS TRANSACTION ONLY, AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR OWNERS.