

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): Gregory G. Gruber and Suzanne M. Gruber  
Address of Affiant: 31718 Churchill Field Lane Fulshear, TX 77441  
Description of Property: FULBROOK SEC 2E, BLOCK 2, LOT 1, ACRES 2.00  
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:

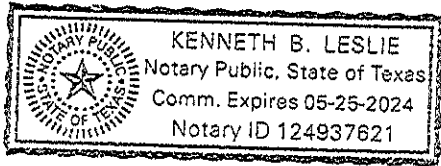
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 4/26/2006 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.

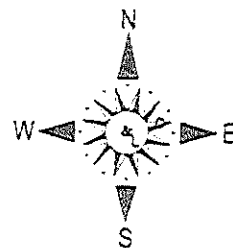
Gregory G. Gruber  
\_\_\_\_\_  
Notary Public

SWORN AND SUBSCRIBED this 24th day of October, 2020.  
(TAR 1908) 02-01-2010



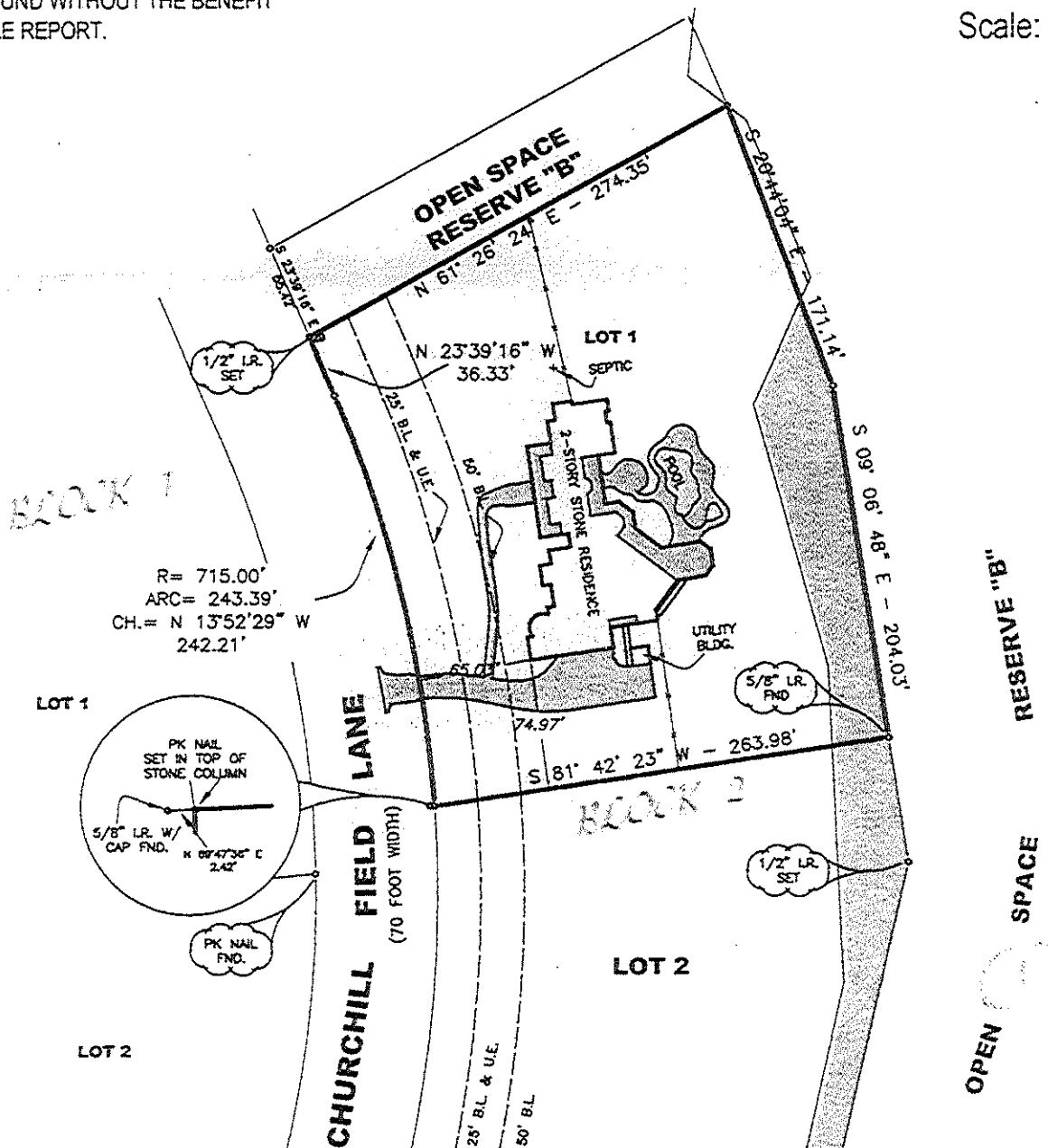
# Clay & Leyendecker, Inc.

Consulting Engineers & Surveyors  
1350 Ave. D / Katy, Texas 77493 / (281) 391-0173



Scale: 1" = 100'

NOTE: THIS SURVEY WAS MADE ON THE GROUND WITHOUT THE BENEFIT OF A TITLE REPORT.



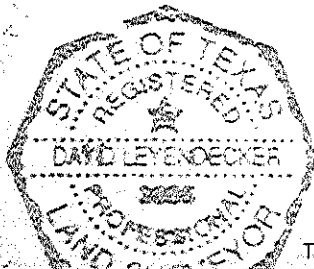
## PLAT OF SURVEY

"o" Denotes 5/8" iron rod with cap found unless otherwise noted.

The shaded area of this property is in the 100 year Flood Plain, according to the Fort Bend County, Texas Flood Plain Map Community Panel No. 480228 0075 J, Map No. 48157C0075 J, dated January 3, 1997.

Note: All bearings recited hereon are based on the South property line of Lot 1 running South 81° 42' 23" West.

**THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE ABOVE IS AN ACCURATE PLAT OF THE PROPERTY BEING LOT 1, BLOCK 2, FULBROOK SECTION 2E, THE CORRECT MAP OF WHICH IS RECORDED IN SLIDE NO. 2173/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. THIS PLAT REPRESENTS A SURVEY ON THE GROUND, AT WHICH TIME THERE WERE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OR EASEMENTS ON THE GROUND EXCEPT AS SHOWN HEREON.**



*David Leyendecker*  
For Clay & Leyendecker, Inc.  
David Leyendecker, R.P.L.S.  
Texas Registration No. 2085

Scale: 1" = 100'  
Date: 04-26-06  
Dwn. By: AP/BR  
File: 06-088A