

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

Date: December 6, 2020

GF No. _____

Name of Affiant(s): John C Albert, Louise R Albert

Address of Affiant: 22726 Arbor Stream Dr, Katy, TX 77450

Description of Property: CINCO RANCH CINCO FOREST SEC 1, BLOCK 2, LOT 1

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 July 7, 2003 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

John C Albert
John C Albert
Louise R Albert
Louise R Albert



SWORN AND SUBSCRIBED this 6th day of December, 2020

Ronald R Johnson
Notary Public

Ronald R. Johnson

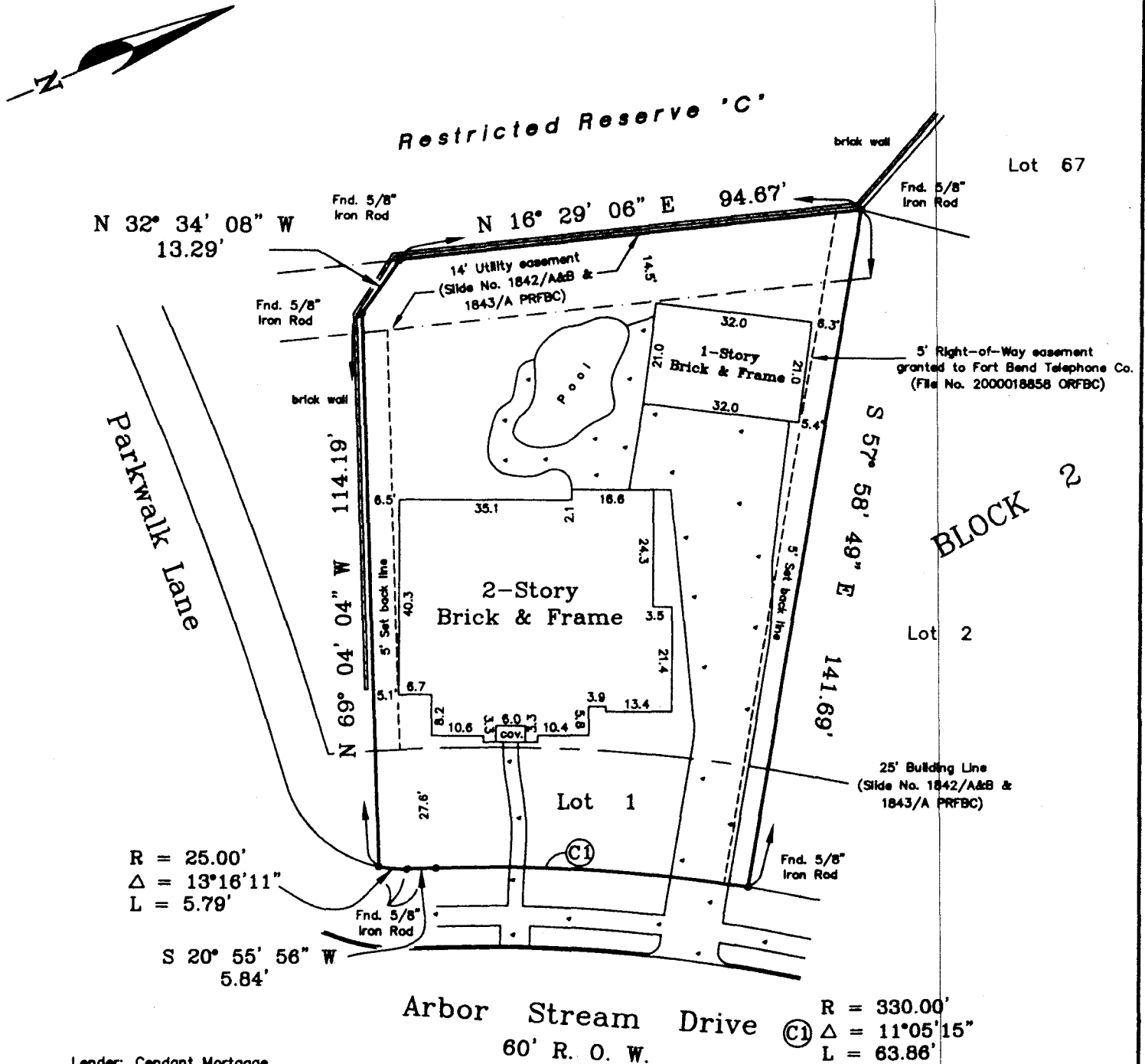
(TXR-1907) 02-01-2010

Page 1 of 1

PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

21830 Kingland Blvd., Suite 106 Katy, Texas 77450 Office (281) 829-0034 Fax (281) 829-0233



Lender: Cendant Mortgage

NOTE: All bearings are referenced to the recorded plat unless noted otherwise.

Lot subject to a scenic easement as recorded in Volume 2170, Page 2040 of the Official Records of Fort Bend County, Texas.

Lot subject to a conservation easement as recorded under Clerk's File No. 9656763 of the Official Records of Fort Bend County, Texas.

Fences not complete at time of survey.

Surveyor has not abstracted property.

PLAT OF PROPERTY FOR:

John Carrol Albert & Louise Roussel Albert

at 22726 Arbor Stream Drive

Lot 1 Block 2

Cinco Ranch, Cinco Forest, Section One

Slide No.(s) 1842/A&B & 1843/A of the Plat

Records of Fort Bend County, Texas

Scale: 1" = 30'

Date: 1/25/00 Revised: 7/7/03

This Property does not lie within the designated 100 year flood plain.

Panel No. 481803 0085 J

Zone: X Date: 1/3/97

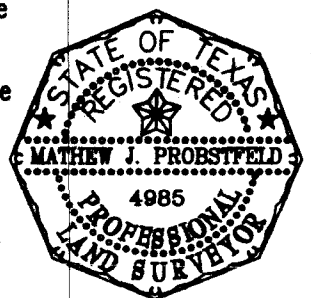
Located by graphic plotting, not responsible for actual determination.

This survey was performed in accordance with Title Commitment

Provided by: Texas American Title Company

GF# 650-03-2025 (6/12/03)

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 # 318-023