

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

Date: March 11, 2021

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

Name of Affiant(s): Khawaja Zeeshan Arshad, Sanah Arshad

Address of Affiant: 3506 Alcorn Bend Dr, Sugar Land, TX 77479-2496

Description of Property: Lot 46, Block 3 Village of Oak Lake, Sec 3, Fort Bend County, Tx  
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.


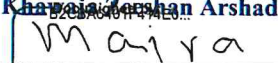
4. To the best of our actual knowledge and belief, since 04/14/2009 there have been no:
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - 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.

Subscribed by  
  
 Khawaja Zeeshan Arshad  
  
 Sanah Arshad  
 Main of Affiant

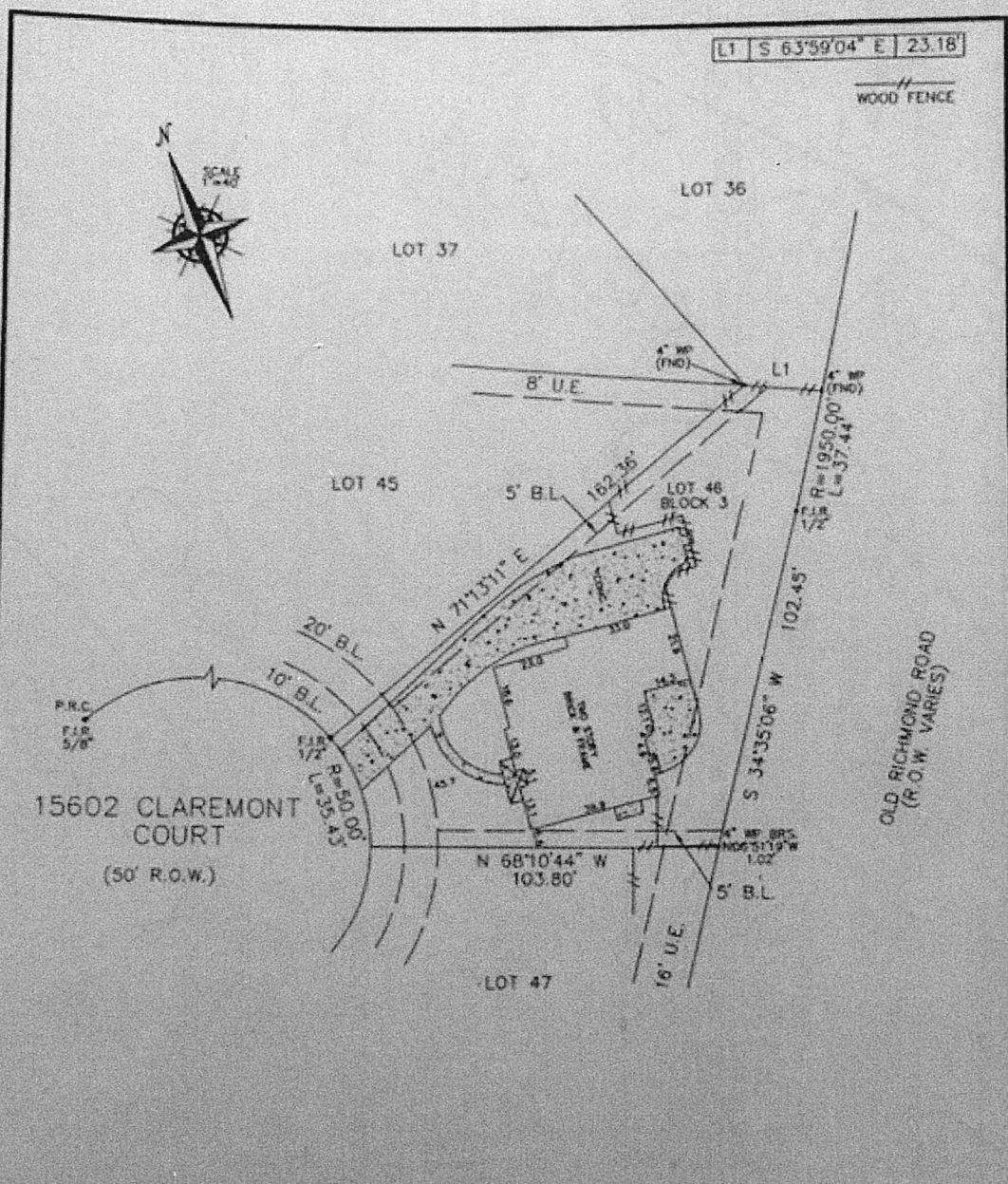
SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public  
**Texas**

(TXR-1907) 02-01-2010

L1 S 63°59'04" E 23.18'

WOOD FENCE



Reviewed & Accepted by: *Khawaja Zeeshan Arshad* Date *4/12/10* / \_\_\_\_\_ Date \_\_\_\_\_

BUYER KHAWAJA ZEESHAN ARSHAD	PROPERTY ADDRESS 15602 CLAREMONT COURT
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LEGAL DESCRIBED PROPERTY

LOT 46, IN BLOCK 3 OF VILLAGE OF OAK LAKE SECTION 3, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1251/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

- NOTES
- BEARING BASIS PLAT
  - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
  - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY UNDERGROUND UTILITY INSTALLATIONS/ENCROACHING IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
  - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL TRANSACTIONS OR SUBSEQUENT OWNERS
  - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
  - AGREEMENT WITH H.E.A.P. FOR UNDERGROUND ELECTRIC SERVICE. X-2550/P-1080, D.R.F.B.C.



SUBJECT PROPERTY DOES NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO. 480228 0120 L 6-18-07 ZONE X

FLOOD MAP INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY DUE TO INHERENT INACCURACIES ON FEA/HAPE, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DE TERMINATION.

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INVOICE#	0904107	JOB#	0904107
CP#	095432-72	DATE	4-14-09

FIELD WORK		I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SPREAD OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEETS) AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS MADE BY ME OR UNDER MY SUPERVISION AND CONFORMS TO THE STANDARDS AND CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.
DRAFTING	HG	
FINAL CHECK		

**PRO-SURV**  
 P.O. BOX 1366  
 FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 Fax: 281-996-0112