

T-47 Residential Real Property Affidavit

(May be Modified as Appropriate for Commercial Transactions)

Date: March 31, 2021

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

Name of Affiant(s): Larry Buffer and Linda Buffer

Address of Affiant: 4935 Winding River Drive Sugar Land, TX 77478

Description of Property: Residential Home

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 duly 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 with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since November 1998 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. conveyance, 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

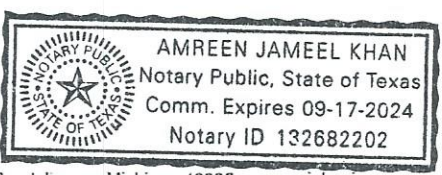
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

6. We understand that we have no liability to the Title Company or the title insurance 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.

Larry Buffer  
Linda Buffer

SWORN AND SUBSCRIBED this 31 day of March, 2021

Notary Public Amreen



LOT 3  
BLOCK 2

LOT 2

S 88° 23' 42" W

72.06'

FND. 5/8" I.R.

8' U.E.

\* 8' B.L. (GARAGE)

\*15' B.L.  
(MAIN RESIDENCE)

\* 5' B.L.

NOTES:

1. BEARINGS AND STREET PER RECORDED PLAT
2. HL&P AGREEMENT PER F.B.C.C.F. NO. 9724064
3. CABLE TV EASEMENT PER VOL.1107, PG. 869; VOL. 1903, PG. 1722; VOL. 1827, PG. 1051;

LOT  
BLOCK

2

VOL. 2384, PG. 2378;  
& VOL. 2575, PG. 1798 W  
OF THE FORT BEND  
COUNTY OFFICIAL  
RECORDS

4. BUILDING LINES PER F.B.C.C.F. NO. 9675518
5. CONCRETE DRIVE AND WALK ARE OVER 5' W.L.E.

25' B.L.

137.80'

S 01° 52' 26" W

5' W.L.E.

FND. 5/8" I.R.

R=770.00' S 89° 35' 40" E  
L=9.52' 41.02'

WINDING RIVER DRIVE  
(60' R.O.W.)

PLAT OF LOT 1 BLOCK 2 OF PLANTATION BEND, SECTION 3-C

ACCORDING TO THE PLAT RECORDED IN SLIDE NO. 1540B OF

THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

PROPERTY NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X  
ACCORDING TO F.I.R.M. MAP NO. 481583 0255J, DATE 1-3-97  
BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP 98320198 of PACIFIC TITLE, L.C.

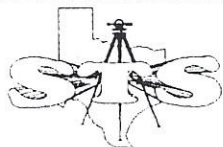
John Bernard, Registered Professional Land Surveyor No. 4663



ADDRESS: 4935 WINDING RIVER DRIVE  
CITY: SUGAR LAND ZIP: 77478  
PURCHASER: LARRY BUFFER and LINDA D. BUFFER

LENDER: CENDANT MORTGAGE

JOB NO: NM4827 DATE: 10-12-98 SCALE: 1"=20'-00" REVISION: No. 6-13-98 REVISED BLOCK Key Map 609A



SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
BUILDER DIVISION

11281 Richmond Ave. Suite J-101 Houston, Texas 77082  
TEL. (281) 556-9715 FAX (281) 556-6959

M.E.D.

SCALE 1"=20'