

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

Date: 02/11/19 GF No. \_\_\_\_\_  
Name of Affiant(s): Andriyl P. Rossier  
Address of Affiant: 7410 Rabbit Ridge Missouri City TX 77459  
Description of Property: \_\_\_\_\_  
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 Dec. 30, 2016 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.

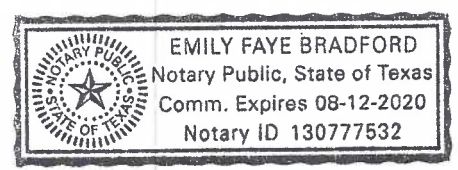
EXCEPT for the following (If None, Insert "None" Below): None

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.

Andriyl P. Rossier  
\_\_\_\_\_  
Andriyl P. Rossier

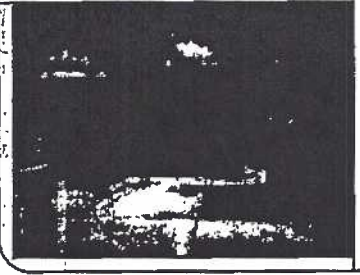
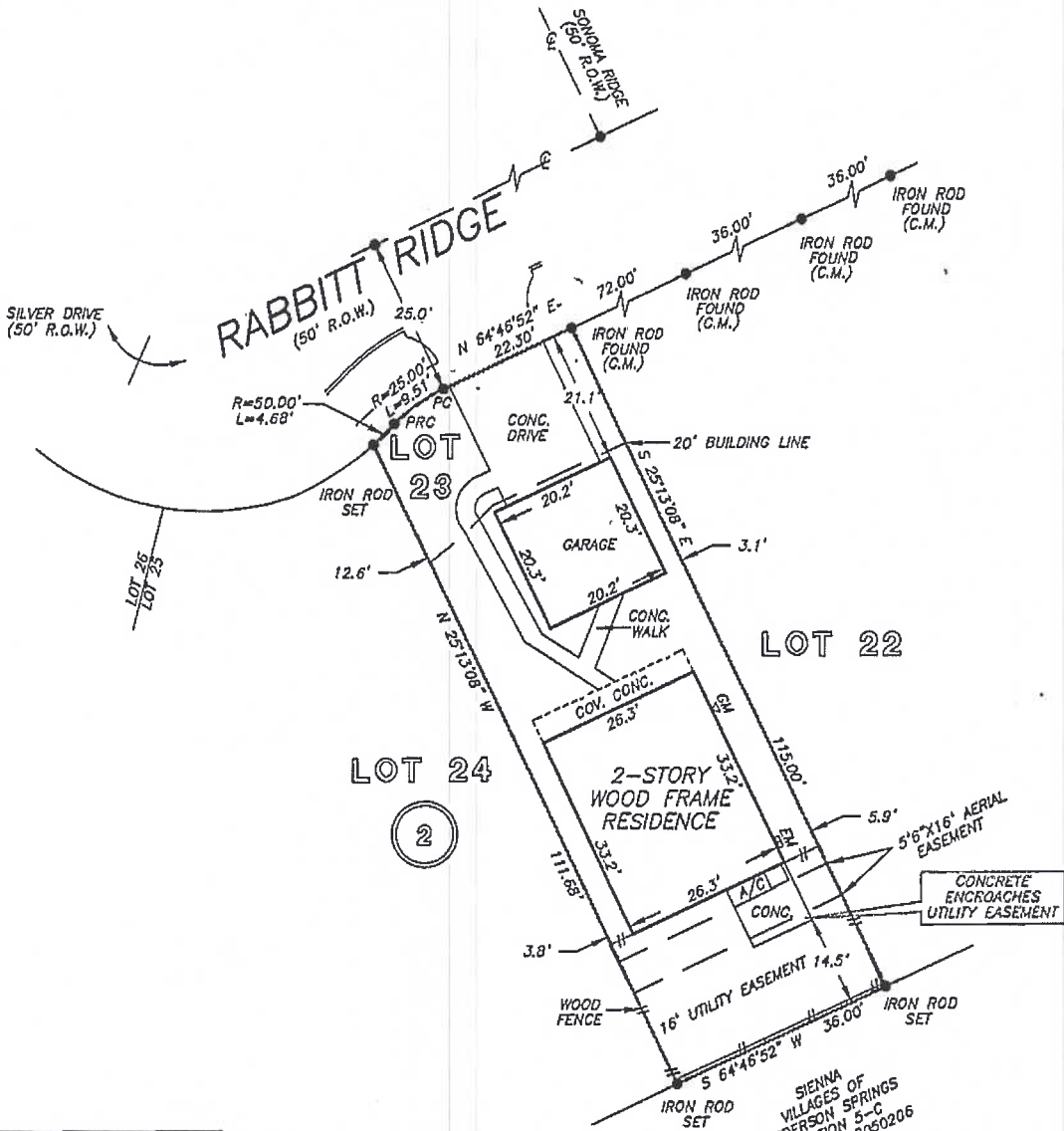
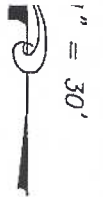
SWORN AND SUBSCRIBED this 11th day of February, 20 19.

Emily Faye Bradford  
\_\_\_\_\_  
Notary Public  
(TAR 1907) 02-01-2010



# SIENNA VILLAGE OF ANDERSON SPRINGS, SECTION 5--B

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN PLAT NO. 20050064 OF THE PLAT RECORDS  
OF FORT BEND COUNTY, TEXAS



SIENNA VILLAGES OF  
ANDERSON SPRINGS  
SECTION 5--C  
PLAT NO. 20050206  
F.B.C.P.R.

*Allen D. Hughes*  
*Allen D. Hughes*

NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H. L. & P.  
FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL  
DISTRIBUTION SYSTEM AS PER F.B.C.C. NO. 2005072786.

THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48157C 0270 J  
MAP REVISION: 01/3/1997  
ZONE X PER LOMR DATED: 8/22/2002  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

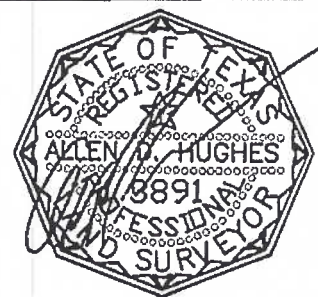
A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

RECORD BEARING: PLAT NO. 20050064 F.B.C.P.R.

DRAWN BY: MV

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCED TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

ALLEN D. HUGHES  
PROFESSIONAL LAND SURVEYOR  
NO. 3891  
JOB NO. 08-06711  
MAY 28, 2008



LENDER: Absolutes Financial Services, LP  
BORROWER(S): Irene E. Lazcano and Fernando Lazcano  
PROPERTY: 7410 Rabbit Rdg  
Missouri City, TX 77459  
LOAN NO: 1886017897  
DATE: June 06, 2008

ACCEPTANCE OF PROPERTY CONDITION,  
SURVEY (IF APPLICABLE) AND TITLE EXCEPTION(S) RECEIPT  
AND HOLD HARMLESS AGREEMENT

I/We the undersigned Borrower(s) hereby acknowledge that the Property and, if this is a purchase transaction, all of its improvements, fixtures, appliances, and other parts are in good and satisfactory working order and in the condition as called for in the contract with Seller. If the Property is new construction, I/we find that the improvements erected on the above-mentioned Property have been completed substantially in accordance with the plans and specifications, and to my/our satisfaction, and that the terms of the contract between me/us and the contractor have been fully satisfied. If this is the purchase of an existing dwelling, I/we state that I/we are familiar with the Property and have accepted the condition thereof, and that all terms of the sales contract (including any required repairs and inspections) have been satisfied. The matters acknowledged in this paragraph are to the best of Borrower's knowledge and belief, and nothing in this Agreement is to be construed as a waiver of any claims, damages, causes of action, or rights under any warranty, express or implied against any party other than Lender, and its successors and assigns.

Further, I/we the undersigned Borrower(s) hereby certify that I/we have received, reviewed, and approved a copy of the attached survey, if applicable, which is incorporated herein by reference and have signed or initialed and dated same for identification purposes. I/We are aware of the indicated encroachments, protrusions, easements, limitations, access, dimensions, and/or other conditions shown on the survey. I/We further certify that the Settlement Agent has provided me/us with a copy of the Commitment for Title Insurance and that I/we have reviewed and consent to all of the exceptions to title which will appear in an Owner's Title Policy for the Property.

In consideration of the Lender making a loan to Borrower(s), I/we hereby indemnify and hold Lender harmless from any claims, costs, damages, causes of action and expenses including attorney fees, arising as a result of the condition of the Property, encroachments or other matters shown by the survey, and exceptions stated in the Commitment for Title Insurance and Owner's and Mortgagee Title Insurance Policies.

Irene E. Lazcano 06-06-08  
Borrower: Irene E. Lazcano Date

Fernando Lazcano 6-6-08  
Borrower: Fernando Lazcano Date

I state that as the Settlement Agent for the closing on the above-described Property I have provided a copy of the Commitment for Title Insurance to the Borrower(s). I also state that each Borrower has dated and signed the attached survey.

Kim Fay 6/6/08  
(Settlement Agent) (Date)

By: Kim Fay  
Title: Settlement Agent

TITLE COMPANY TO ATTACH COPY OF SURVEY (IF APPLICABLE)