

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

Date: _____ GF No. _____

Name of Affiant(s): Brady C Cook

Address of Affiant: PO Box 2998, Sugar Land, TX 77487

Description of Property: 503 Heatherton Hill Drive, Rosenberg, TX 77469

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 10/02/2015 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.

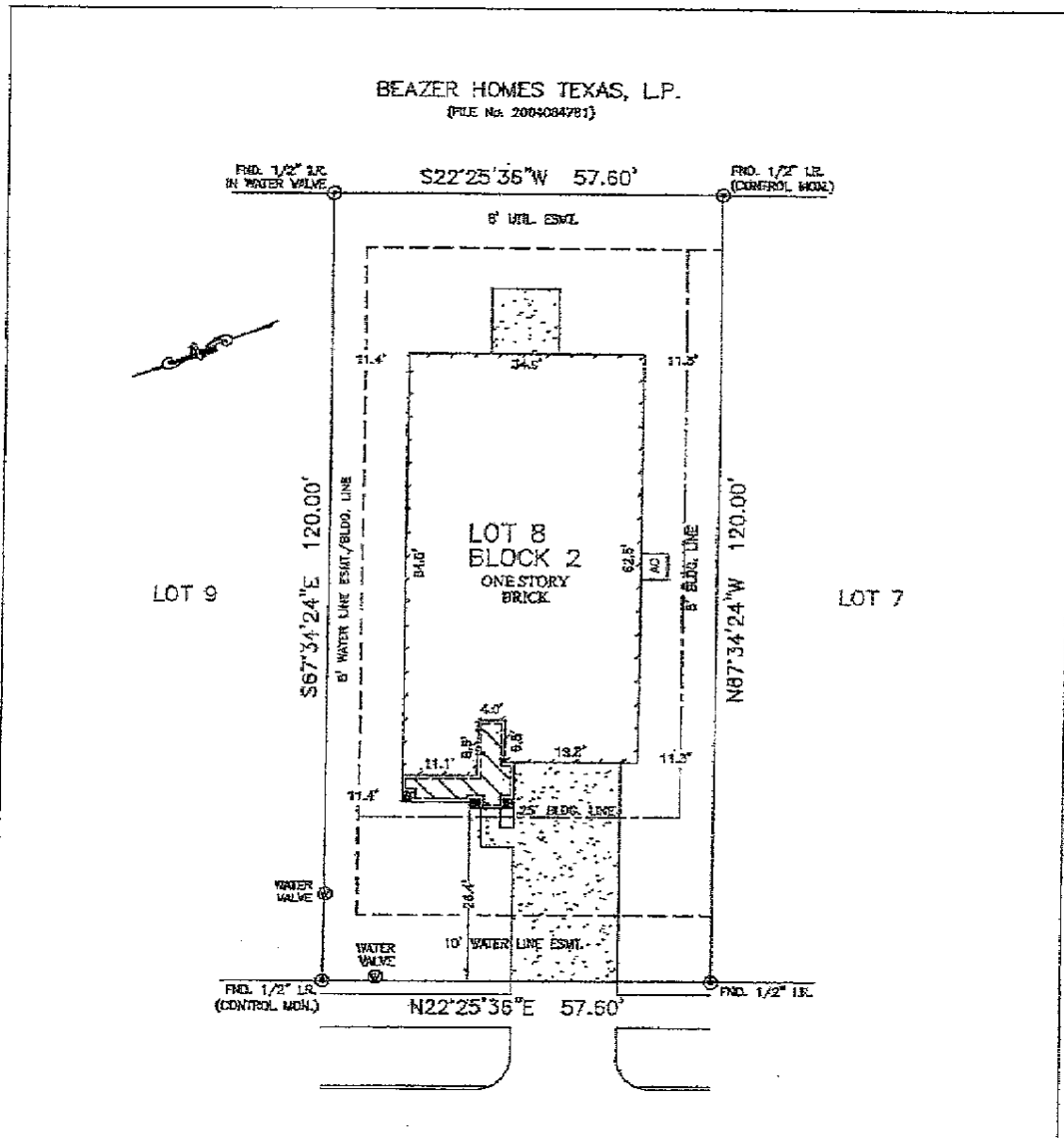
EXCEPT for the following (If None, Insert "None" Below): NONE

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.

<i>Brady Cook</i>	dotloop verified 06/23/21 10:25 PM CDT

SWORN AND SUBSCRIBED this _____ day of _____, 20_____.

Notary Public
(TXR 1907) 02-01-2010



HEATHERTON HILL DRIVE
(60' R.O.W.)

We have reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or protrusions or any overlapping of improvements.

Sign: *Adam Ferreira* Date: *6/21/11*
Sign: *Leann Wobbe* Date: *6/26/11*

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SUBJECT TO RESTRICTIONS AS SET FORTH IN PLAT No. 20100071 & C.F. No. 200871708, 201008448 AND 2011015253.
3. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 20100527777.

PLAT OF SURVEY
SCALE: 1" = 20'

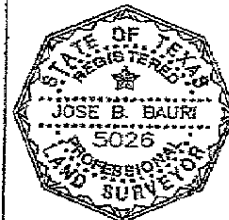
FLOOD MAP:
THIS PROPERTY LIES IN ZONE "X"
AS DEPICTED ON COMMUNITY PANEL
No. 48157C 0240J, DATED: 1-3-97.

THIS INFORMATION IS BASED ON GRAPHIC PLATTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT INFORMATION.

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FOR: ADAM FERREIRA
LEANN WOBBE
ADDRESS: 503 HEATHERTON
HILL DRIVE
BEAZER JOB # 7301-3208
ALLPOINTS JOB #: 8433857 JF
G.F.: 7399-11-1194

LOT 8; BLOCK 2,
BONBROOK PLANTATION NORTH; SECTION 3,
PLAT No. 20100071, PLAT RECORDS,
FORTH BEND COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 10TH DAY OF JUNE, 2011.

Jose B. Bauri



ALLPOINTS SERVICES CORP.
PHONE: 713-468-7167
FAX: 713-471-1161