

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

Date: 6-23-21

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

Name of Affiant(s): Tara Marie Martinez,

Address of Affiant: 28407 Buffalo Fork Ln, Katy, TX 77494

Description of Property: Anserra Sec 5, 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."):

Tara Marie Martinez

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 Nov 30, 2018 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:) 10' x 10' concrete patio

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.

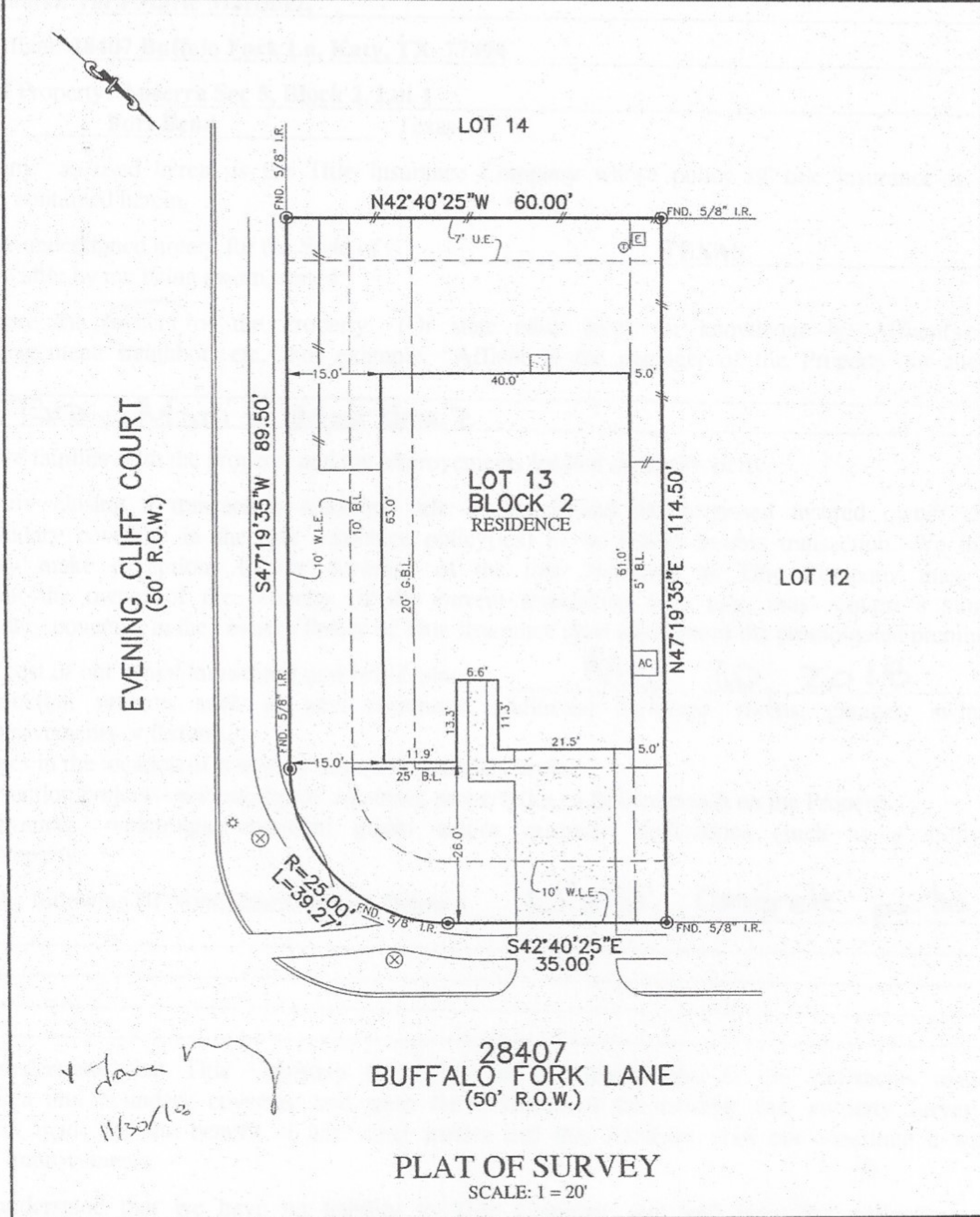
Tara Marie Martinez  
Tara Marie Martinez

SWORN AND SUBSCRIBED this 23rd day of June, 2021  
Notary Public Janielle Harvey



(TXR-1907) 02-01-2010

	FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	LIGHT POLE	MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	ELECTRIC BOX	CRATE DRAIN	
BUILDING LINE	(B.G.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	FIBER OPTIC	PAD MOUNTED TRANSFORMER	
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	WATER VALVE	TELEPHONE PEDESTAL		
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	FIRE HYDRANT	GAS METER		
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	MONUMENT	CABLE PEDESTAL		
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE	IRON ROD	WATER METER		
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	I.P. IRON PIPE	GUY ANCHOR		



*Handwritten:* ✓ Done  
11/30/18

28407  
BUFFALO FORK LANE  
(50' R.O.W.)

**PLAT OF SURVEY**  
SCALE: 1 = 20'

NOTES:  
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.  
3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No 18-072396.

FOR: KB HOME  
ADDRESS: 28407 BUFFALO FORK LANE  
ALLPOINTS JOB#: KB161483 BY: DH  
G.F.: 18-072396  
JOB:

LOT 13, BLOCK 2,  
ANSERRA, SECTION 5,  
PLAT NO. 20180110, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS



FLOOD ZONE: X/X SHADED  
COMMUNITY PANEL:  
48157C0040L  
EFFECTIVE DATE: 4/2/2014  
LOMR: 16-06-1376P | DATE: 2/2/2017

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 26TH DAY OF NOVEMBER, 2018.

*Handwritten Signature:* ASW