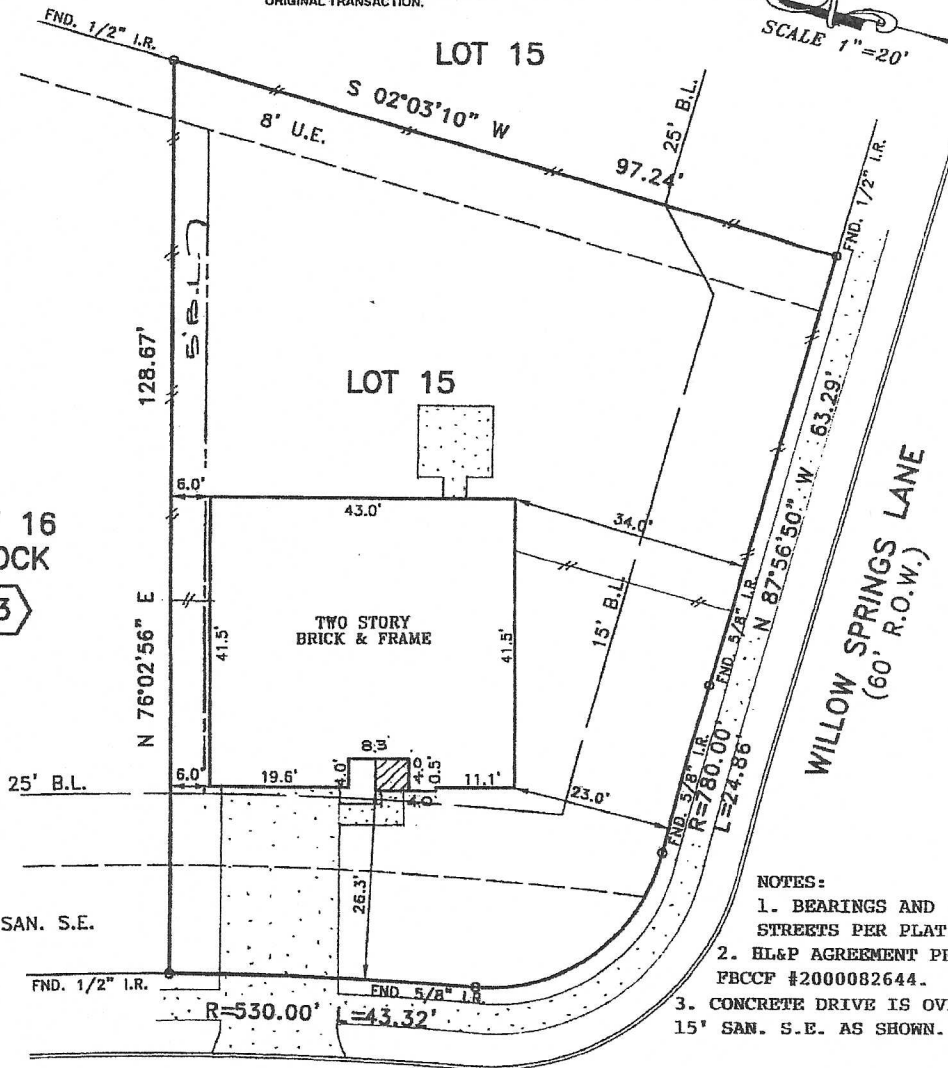


THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.



All matters appearing hereon have been Reviewed and accepted by the undersigned.
 Fred Ahmed Mujib Date: 06/18/10
 Kati How Mebake Date: 06/18/10

- NOTES:
1. BEARINGS AND STREETS PER PLAT.
 2. BL&P AGREEMENT PER FBCCF #2000082644.
 3. CONCRETE DRIVE IS OVER 15' SAN. S.E. AS SHOWN.

MANORFIELD COURT
(60' R.O.W.)

PLAT OF LOT 15 BLOCK 3 OF RIVERPARK, SECTION 9
 ACCORDING TO THE PLAT RECORDED IN SLIDE NO. 1978/B & 1979/A OF
 THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE X
 ACCORDING TO F.I.R.M. MAP NO. 480228 0235J, DATE 1/03/97
 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:



John Bernard
 John Bernard, Registered Professional Land Surveyor No. 4663

GF 01-004720 of SAN ANTONIO TITLE COMPANY

ADDRESS: 2715 MANORFIELD COURT LENDER: KAUFMAN AND BROAD MORTGAGE
 CITY: RICHMOND, TEXAS ZIP: 77469
 PURCHASER:
 JOB NO: KB568 DATE: 07-31-01 SCALE: 1"=20'-00" REVISION: Key Map 607

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.C.
 Copyright 2000

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

Date: 8-16-2021 GF No. _____
Name of Affiant(s): Katherine Mebarkia for "Abkia LLC"
Address of Affiant: 4403 Riley Way Lane, Sugar Land, TX 77479
Description of Property: RIVERPARK SEC 9, BLOCK 3, LOT 15 - 2715 Manorfield Ct
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 6-2010 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.

Katherine Mebarkia
Katherine Mebarkia

SWORN AND SUBSCRIBED this 16th day of August, 2021.

Notary Public
(TXR 1907) 02-01-2010

