

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

Date: 12-31-2021

GF No. _____

Name of Affiant(s): Houvillado Beltran and Amanda Beltran

Address of Affiant: 1251 Lake Grayson Drive, Katy, TX77494

Description of Property: Country Lakes at Grayson Lakes Sec 5, BLK 1, LOT 3

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 Oct 8, 2012 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):

PAVER Deck approx 1000 sq ft added to Back yard.

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.

Houvillado Beltran

Amanda Beltran

SWORN AND SUBSCRIBED this 31st day of December, 2021

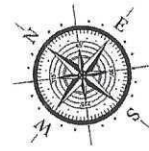
Muhammad Arnaout
Notary Public



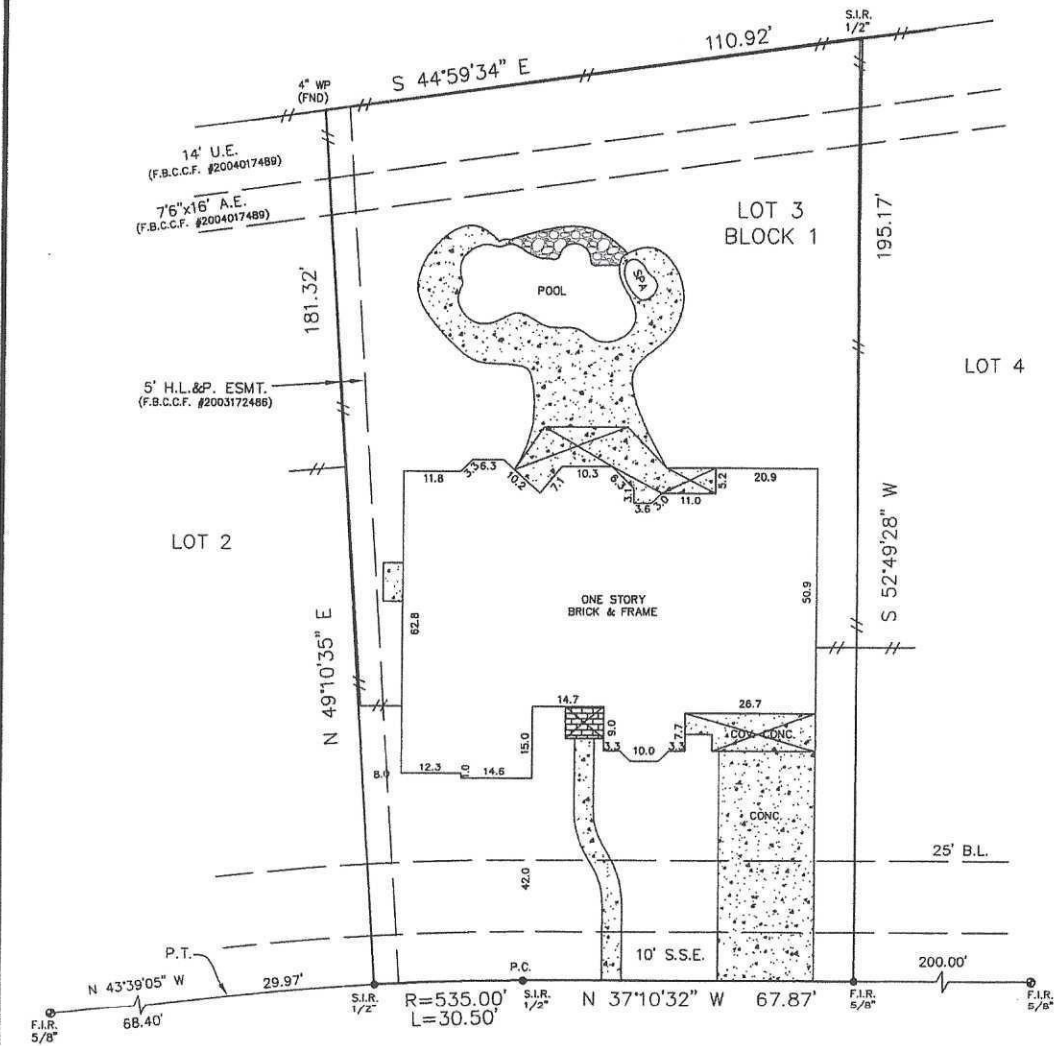
(TXR-1907) 02-01-2010

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SCALE
1"=30'



RESTRICTED RESERVE "B"



1251 LAKE GRAYSON DRIVE
(R.O.W. VARIES)

LEGEND

⊙ CONTROL MONUMENT	—//— WOOD FENCE
B.L. = BUILDING LINE	
U.E. = UTILITY EASEMENT	
A.E. = AERIAL EASEMENT	
S.S.E. = SANITARY SEWER EASEMENT	

LEGAL DESCRIPTION
LOT 3, BLOCK 1, COUNTRY LAKES AT GRAYSON LAKES, SECTION FIVE, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2530/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - THIS PROPERTY DOES LIE IN A F.I.A. DESIGNATED FLOOD ZONE PER MAP NO. 480228 0015J 1-3-97 ZONE AE
 - FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 - BLANKET EASEMENT FOR ENCROACHMENTS, UTILITIES, MAINTENANCE, EMERGENCY, LAKE AND POND MAINTENANCE, F.B.C.C.F. #2001114485

CLIENT
HOUVILLADO BELTRAN
AMANDA BELTRAN

ADDRESS
1251 LAKE GRAYSON DRIVE



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

JOB # 1210056
DATE 10-8-12
GF# BR45120147

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE- 281-996-1113 FAX - 281-996-0112
 EMAIL: orders@prosurv.net

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.