

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

Date: _____ GF No. _____

Name of Affiant(s): Jaime Alvarez and Magda Alvarez

Address of Affiant: 2210 Lago Canyon Court, Pearland, TX 77089

Description of Property: LT 12 BLK 6 RIVERSTONE RANCH AT CLEAR CREEK SEC 6

County Harris County, Texas

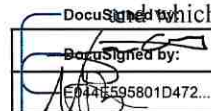
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

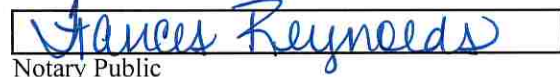
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 2017 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

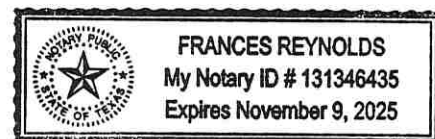
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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 information which we do not disclose to the Title Company.

DocuSigned by:

E 595801D472...

SWORN AND SUBSCRIBED this 20 day of January, 2022.


Notary Public

(TXR 1907) 02-01-2010



*CITY ORDINANCES
 **RESTRICTIVE COVENANTS
 ***BUILDER GUIDELINES
 () RECORD INFORMATION

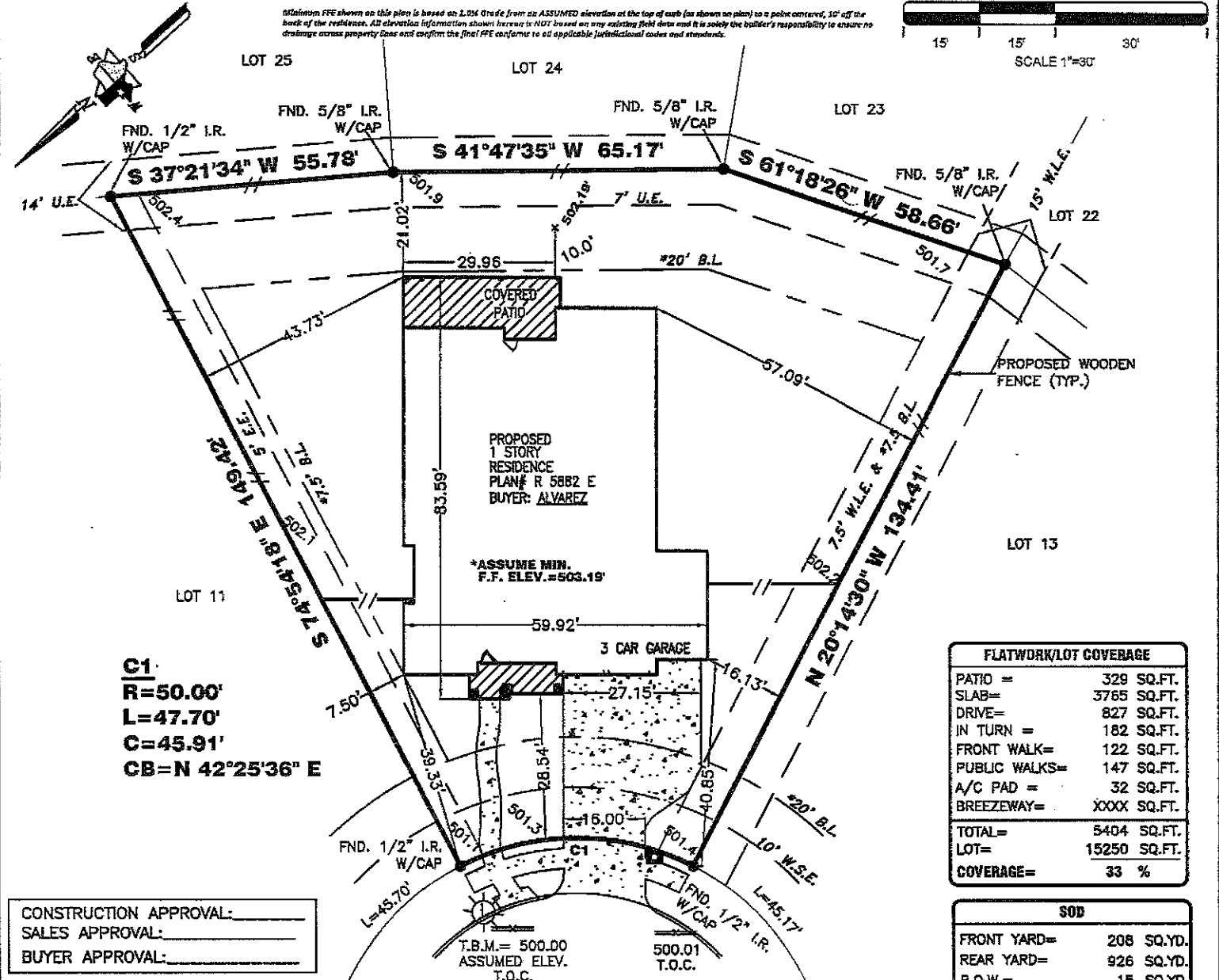
I.R. = IRON ROD
 I.P. = IRON PIPE
 P.L. = PROPERTY LINE
 U.E. = UTILITY EASEMENT

FND. = FOUND
 FNC. = FENCE
 P.U.E. = PUBLIC UTILITY ESMT.
 P.A.E. = PERMANENT ACCESS ESMT.

M.U.E. = MUNICIPAL UTILITY ESMT.
 S.S.E. = SANITARY SEWER ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY

— I — IRON FENCE
 // WOOD FENCE
 ○ CHAIN LINK FENCE
 — B.L. — BUILDING LINE (B.L.)
 — EASEMENT LINE
 — A.E. — AERIAL EASEMENT (A.E.)
 — U — OVERHEAD UTILITIES

CONCRETE COVERED A/C PAD ELEC. BOX UTIL. PED. MANHOLE WATER METER LIGHT POLE



C1
R=50.00'
L=47.70'
C=45.91'
CB=N 42°25'36" E

FLATWORK/LOT COVERAGE	
PATIO =	329 SQ.FT.
SLAB =	3765 SQ.FT.
DRIVE =	827 SQ.FT.
IN TURN =	182 SQ.FT.
FRONT WALK =	122 SQ.FT.
PUBLIC WALKS =	147 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY =	XXXX SQ.FT.
TOTAL =	5404 SQ.FT.
LOT =	15250 SQ.FT.
COVERAGE =	33 %

SOD	
FRONT YARD =	208 SQ.YD.
REAR YARD =	926 SQ.YD.
R.O.W. =	15 SQ.YD.
TOTAL SOD AREA =	1149 SQ.YD.

FENCE	
FRONT LIN. FT. =	44 LIN. FT.
RIGHT LIN. FT. =	72 LIN. FT.
LEFT LIN. FT. =	90 LIN. FT.
REAR LIN. FT. =	180 LIN. FT.
TOTAL FENCE =	386 LIN. FT.

CONSTRUCTION APPROVAL: _____
 SALES APPROVAL: _____
 BUYER APPROVAL: _____

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REIMBURSEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELLING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

PLAN OPTIONS:
 -FULL MASONRY
 -CUL-DE-SAC LOT
 -BATH 3
 -3 CAR ATTACHED GARAGE
 -COVERED PATIO 30x10
 -STUDY

LAGO CANYON COURT
 (CUL-DE-SAC)
CONSTRUCTION NOTES:
 MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR TO CONSTRUCTION.

PLAN NO: R 5882 E

2210 LAGO CANYON COURT

PROPERTY INFORMATION

LOT 12 BLOCK 6

SUBDIVISION:
 RIVERSTONE RANCH AT CLEAR CREEK SECTION 6

RECORDING INFO:
 FILM CODE NO. 680786, MAP RECORDS
 HARRIS COUNTY, TEXAS

BORROWER:

TITLE CO.

G.F.# _____ G.F. DATE: _____

SURVEYED FOR:
 MERITAGE CORP./LEGACY & HAMMONDS HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: L15932-17
 CLIENT JOB NO: 65143810196
 DRAWN BY: GR
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 03-30-17

FLOOD INFORMATION

F.I.R.M. NO: 48201C PANEL: 1055L
 REVISED DATE: 06-18-07 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL ROD CAPS ARE STAMPED "LJA ENG", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER F.C. NO. 680786, M.R.H.C.T.X., H.C.C. FILE NOS. 20130048391, RP-2016-409321

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES, AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED THAT A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF PEARLAND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDER SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

DATE	REASON	BY

LOT SURVEY/SITE PLAN

TRI-TECH
 SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
 HOUSTON, TEXAS 77042
 PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.
 © 2017 TRI-TECH SURVEYING COMPANY, L.P.

CODY L. CONDRON
 5899
 REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR REGISTRATION