

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

Date: 4/26/2023 GF No. HOU-43215  
Name of Affiant(s): Joseph Bermudez Diorez Bermudez  
Address of Affiant: 18119 Beltress Ct Richmond TX 77407  
Description of Property: Aliana Sec 67, BLOCK 5, Lot 5  
County Fort Bend, Texas

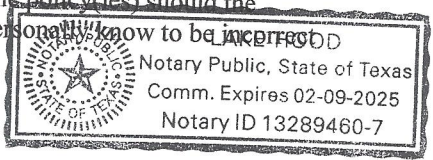
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

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 April 1, 2021 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.



[Signature]  
SWORN AND SUBSCRIBED this 26th day of May, 2023.

[Signature]  
Notary Public  
(TAR 1907) 02-01-2010

18119 Beltress Ct Richmond TX 77407

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

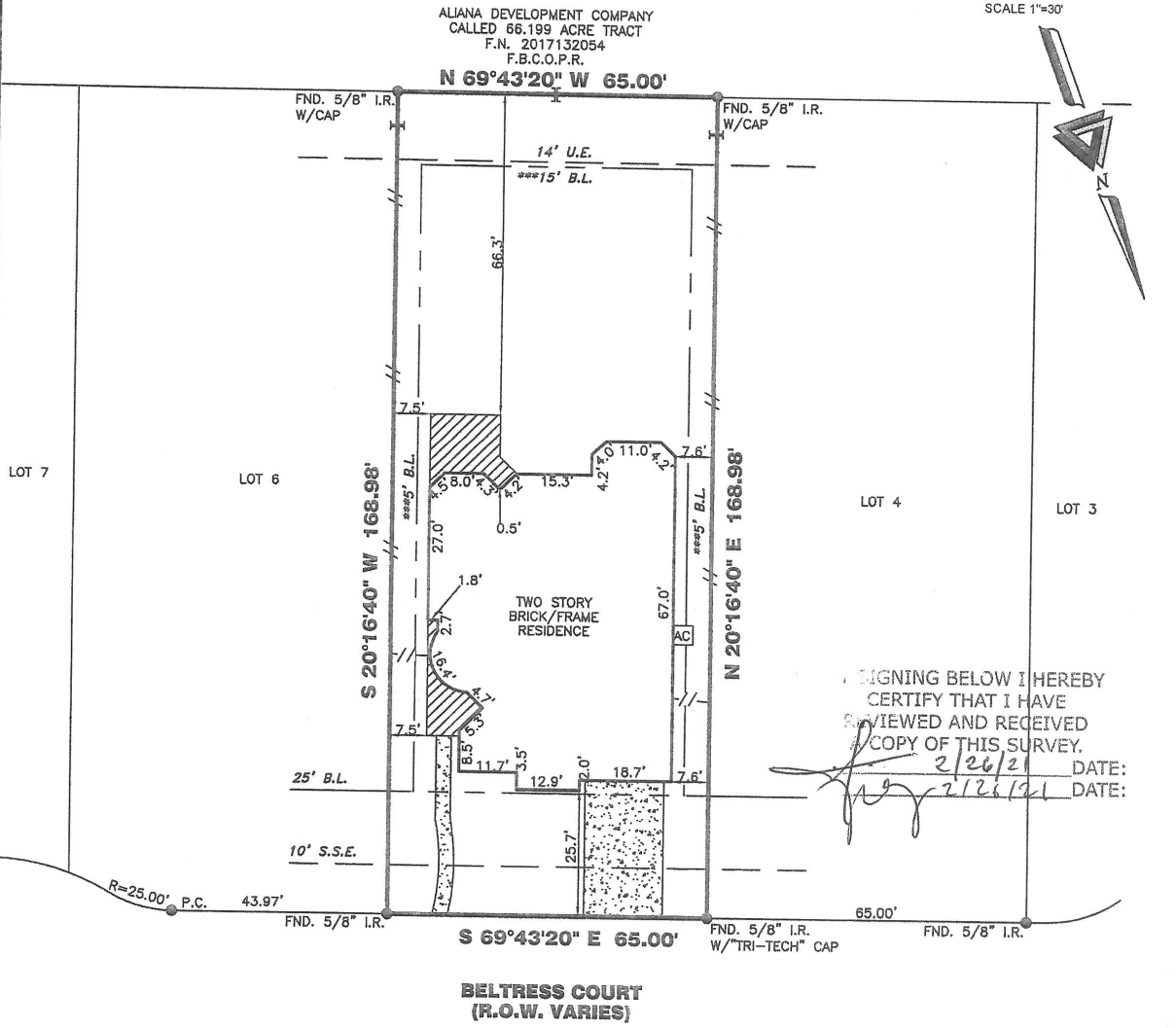
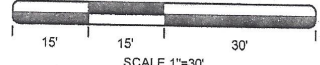
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

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

**LEGEND**  
 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  
 X = WIRE FENCE  
 // = WOOD FENCE  
 O = CHAIN LINK FENCE  
 --- = BUILDING LINE (B.L.)  
 - - - = EASEMENT LINE  
 --- = AERIAL EASEMENT (A.E.)

CONCRETE COVERED SOD BRICK A/C PAD ELEC. BOX UTIL. PED. MH MANHOLE WATER METER



SIGNING BELOW I HEREBY  
 CERTIFY THAT I HAVE  
 REVIEWED AND RECEIVED  
 A COPY OF THIS SURVEY.  
 DATE: 2/26/21  
 DATE: 2/26/21

(~) PER LOMR 20-06-0547P, DATED 10-30-20

**18119 BELTRESS COURT**

**PROPERTY INFORMATION**

LOT 5 BLOCK 5  
 SUBDIVISION:  
 ALIANA 67  
 RECORDING INFO:  
 PLAT NO. 20190048, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS  
 BORROWER:  
 JOSEPH BERMUDEZ AND DIOREZ BERMUDEZ  
 TITLE CO.  
 CAREFREE TITLE AGENCY, INC.  
 G.F.# HOU-43215 G.F. DATE: 08-21-20

**DRAWING INFORMATION**

TRI-TECH JOB NO: L17505-19  
 CLIENT JOB NO: 65142610406  
 DRAWN BY: MC  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 10-12-20

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0140L  
 REVISED DATE: 04-02-14 ZONE: (~)X-SHADED

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.  
 RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NUMBER 20190048, M.R.F.B.C.TX., F.B.C.C. FILE NOS. 2007097598, 2009031833, 2010067279, 2010067280, 2011007842, 2012018582, 2012035005, 2014008466, 2014028972, 2014052120, 2014098147, 2016020158, 2016133870, 2016014612, 2016021884, 2016062892, 2017070515, 2017071811, 2017100218, 2019068895, 2019068996, 2019017283, 2019143858, 2020064874.  
 ALL ROD CAPS ARE STAMPED "LJA", UNLESS OTHERWISE NOTED.  
 SUBJECT TO A DRAINAGE EASEMENT 20 ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.  
 C.O.H. ORDINANCE 88-1878 PER H.C.C.F. # N-253886 AND C.O.H. ORDINANCE 89-1312 PER H.C.C.F. # M-331573 AND AMENDED BY C.O.H. ORDINANCE 1999-282.  
 PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.  
 ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.  
 ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF HOUSTON), 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.

**TRI-TECH SURVEYING COMPANY, L.P.**

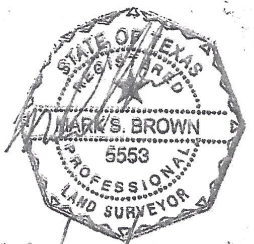
10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

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.  
 © 2021 TRI-TECH SURVEYING COMPANY, L.P.



02/01/2021  
 SURVEYOR REGISTRATION

DATE	REASON	BY
01-28-21	FINAL	KP