

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

Date: 5/12/2023 GF No. \_\_\_\_\_  
Name of Affiant(s): Tam Tran Somrath HIRAPRAVOOR  
Address of Affiant: 2219 Pickford Terrace, Ln, Richmond TX 77469  
Description of Property: WALNUT CREEK SEC 17, BLOCK 1, LOT 31  
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 1/24/2020 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.

Tam Tran Somrath HIRAPRAVOOR  
Tam Tran Somrath HIRAPRAVOOR

SWORN AND SUBSCRIBED this 12<sup>th</sup> day of May, 2023.

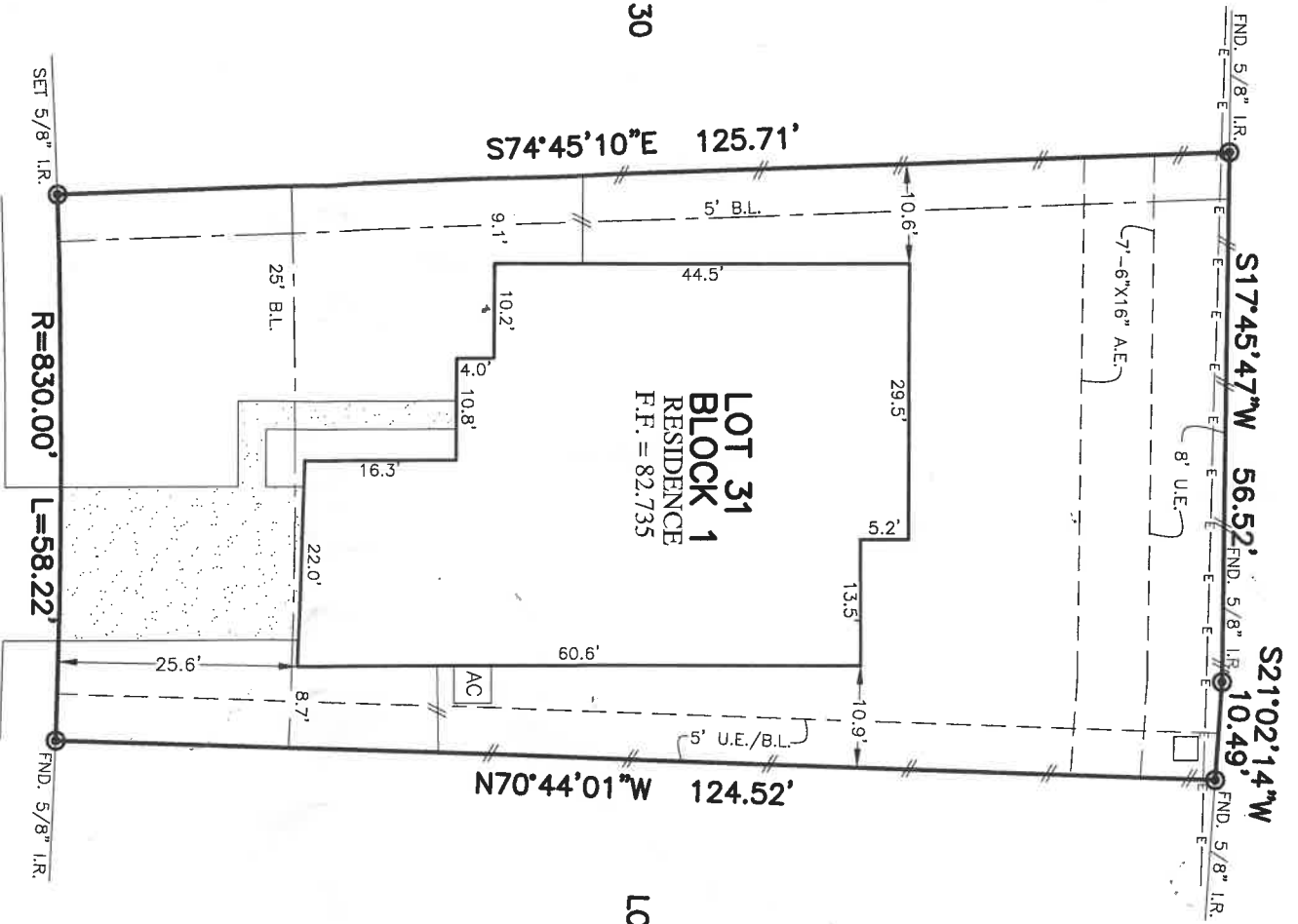
Thao P Nguyen  
Notary Public  
(TXR 1907) 02-01-2010





FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	UVE. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(D) FRONT LOAD BUILDING LINE	W.U.E. UTILITY EASEMENT	MACCE. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(S) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACCE. ACCESS EASEMENT
EASEMENT	B.L.(C) 3 CAR GARAGE BUILDING LINE	S.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT
WOODEN FENCE	B.G. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
ROUGH IRON FENCE	B.F. FINISHED FLOOR	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
CHAIN LINK FENCE	E.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.V.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT
	PROT. PROPOSED	PVT. PRIVATE	IR. IRON ROD
	ELEV. ELEVATION	FND. FOUND	IP. IRON PIPE
			POWER POLE
			MONUMENT
			WATER METER
			GUY ANCHOR
			MANHOLE
			GRATE DRAIN
			PAD MOUNTED TRANSFORMER
			INLET
			VAULT

**WALNUT CREEK SEC.18**  
P.N. 20190030 F.B.C.P.R.



**PICKFORD TERRACE LANE**  
**2219**  
**(60' 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. APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY CALATLANTIC TITLE INSURANCE CO. UNDER G.F. No 114628--003598.  
4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER G.F. No. 2017109083.  
5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.

FOR: SOMRATH HIRAPRAYOONPONG  
AND TAM TRAN  
ADDRESS: 2219 PICKFORD TERRACE LANE  
ALLPOINTS JOB#: LH119599 BY: JDG  
G.F.: 114628-003598  
JOB:  
FLOOD ZONE: X  
COMMUNITY PANEL:  
48157C0265L  
EFFECTIVE DATE: 4/2/2014  
LOMR: DATE:

LOT 31 BLOCK 1  
WALNUT CREEK, SECTION 17  
PLAT NO. 20170201, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 12TH DAY OF JANUARY, 2020.

*David P. Britz*

