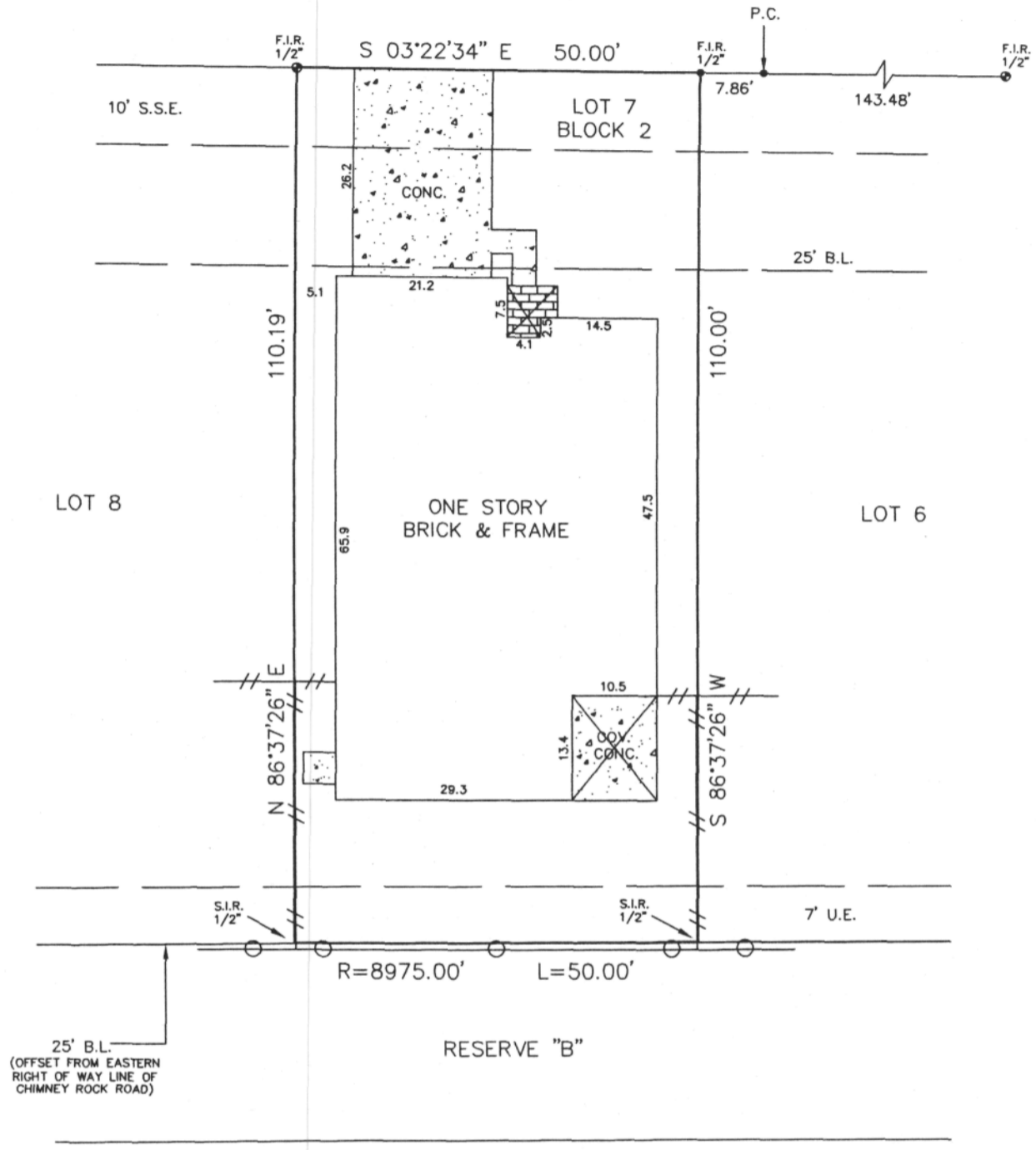
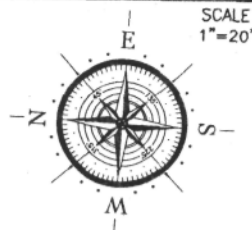


2522 WINDY VALE TRAIL
(50' R.O.W.)



CHIMNEY ROCK ROAD
(100' R.O.W.)

LEGEND

⊙ CONTROL MONUMENT	/// WOOD FENCE
B.L. = BUILDING LINE	○ CONC. WALL
U.E. = UTILITY EASEMENT	
S.S.E. = SANITARY SEWER EASEMENT	

LEGAL DESCRIPTION
LOT 7, IN BLOCK 2, OF WINFIELD LAKES, SECTION 9, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060006, OF THE MAP AND/OR 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 NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE PER MAP NO. 480228 0240J 1-3-97 ZONE X
 - FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 - AGREEMENT FOR POOL AND RECREATIONAL FACILITY USAGE, C.C.F. # 2007074116, O.P.R.F.B.C. SUBJECT TO AN EASEMENT FOR CERTAIN UTILITIES (RECORDED UNDER C.F.# 2006025447)

CLIENT
STEPHANIE L. SIMS

ADDRESS
2522 WINDY VALE TRAIL
FRESNO, TEXAS 77545



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUNDS OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCRAGEMENTS 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 # 1202066
DATE 2-10-12
GF# 1654759-H144

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

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 07/10/2023 GF No. _____

Name of Affiant(s): Samuel G. Sims, Millicent L. Sims, & Stephanie L. Sims

Address of Affiant: 3211 Travis Creek Way, Fresno, TX 77545

Description of Property: WINFIELD LAKES SEC 9, BLOCK 2, LOT 7, 66.670000% UDI
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 February 22, 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.

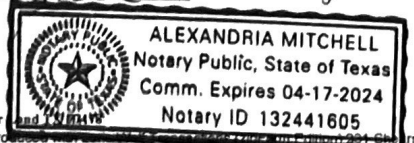
EXCEPT for the following (If None, Insert "None" Below):

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.

[Handwritten signatures of Samuel G. Sims, Millicent L. Sims, and Stephanie L. Sims]

SWORN AND SUBSCRIBED this 10th day of July, 2023
Alexandria Mitchell
Notary Public



(TXR-1907) 02-01-2010