

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

Date: _____ GF No. _____
Name of Affiant(s): Paul William Dufilho and Bethany Leann Dufilho
Address of Affiant: 23611 Tustin Ranch Court, Katy, TX 77494
Description of Property: FALCON LANDING SEC 6, BLOCK 2, LOT 19
County Fort Bend 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 August 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.

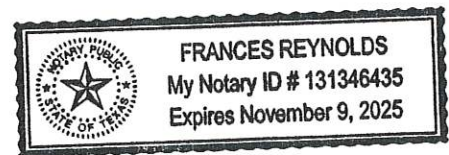
EXCEPT for the following (If None, Insert "None" Below): NONE

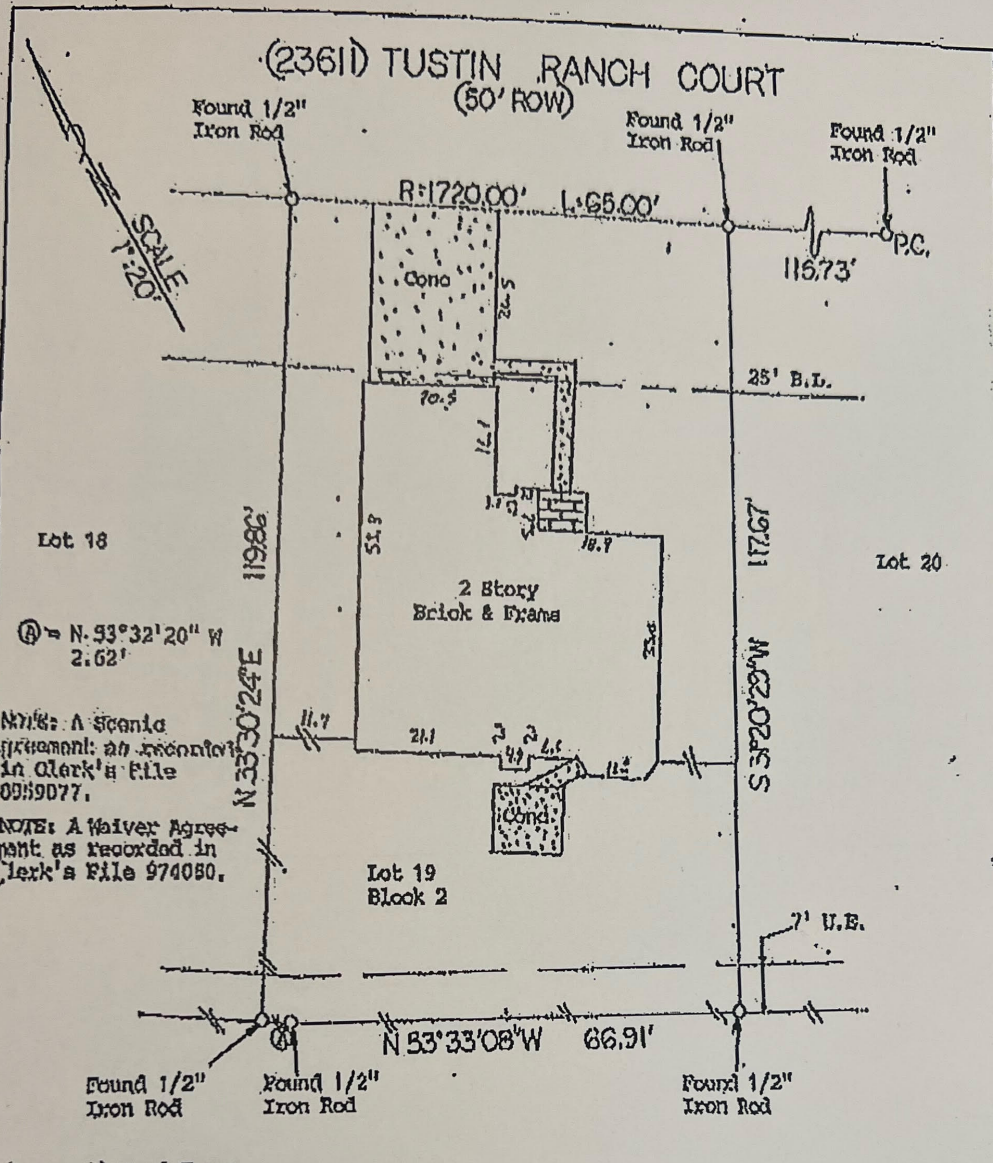
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

DocuSigned by:
DocuSigned by:
788C4779C30073E
SWORN AND SUBSCRIBED this 30th day of July, 2023

Frances Reynolds
Notary Public

(TXR 1907) 02-01-2010





NOTE: A scenic agreement on record in Clark's file 0959077.

NOTE: A Waiver Agreement as recorded in Clark's file 974080.

NOTE: Restrictive Covenants as recorded in Alida 1976/A&B of P.R. and in Clark's file 0959077, 0322050, 0679396, 0882009, 0720706, 0830115, 0832672, 1999030313, 1999031459, 1999111607 and 2000073360.

NOTE: An Agreement with H.C. & P. as recorded in Clark's file 2000057052.

BUYER **Ralph Meyer and Anke Meyer** 23611 Tustin Ranch Court

DESCRIBED PROPERTY Lot 19, Block 2 of FALCON LANDING, SECTION 6, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded Alida Number 1996/A&B, of the Map Records of Fort Bend County, Texas.

WESTAR LAND SURVEYORS, INC.

P.O. BOX 689 • ALVIN, TX 77612-0689
 (201) 300-1150 • (888) 383-1158
 O.N. 20011287
 Date: 6-20-01
 Inv.#: 8055



I do hereby certify that this survey was by me or under my direct supervision on the ground of the property hereby surveyed and that the same is correct and true to the best of my knowledge and belief and that I am a duly licensed and registered Professional Surveyor in the State of Texas.

NOTE: There are no natural obstructions on this property. The plat of this property does not show a flood hazard zone according to HUD/JJA 480228 0020 J 1-3-97 Zone X.

SK
 WIL

JOB# 6/441/01

H.T. Wilber

PD
 PD