

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

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Name of Affiant(s): John David Ruzicka, Executor of the Jo E. Ruzicka Estate  
Address of Affiant: 5210 Addison Hills Lane, Katy, TX 77494  
Description of Property: CINCO RANCH WEST SEC 31, BLOCK 6, LOT 15  
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 8/2008 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.

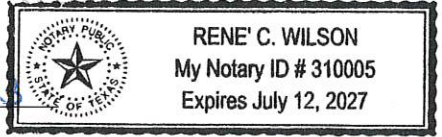
EXCEPT for the following (If None, Insert "None" Below:) NONE

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.

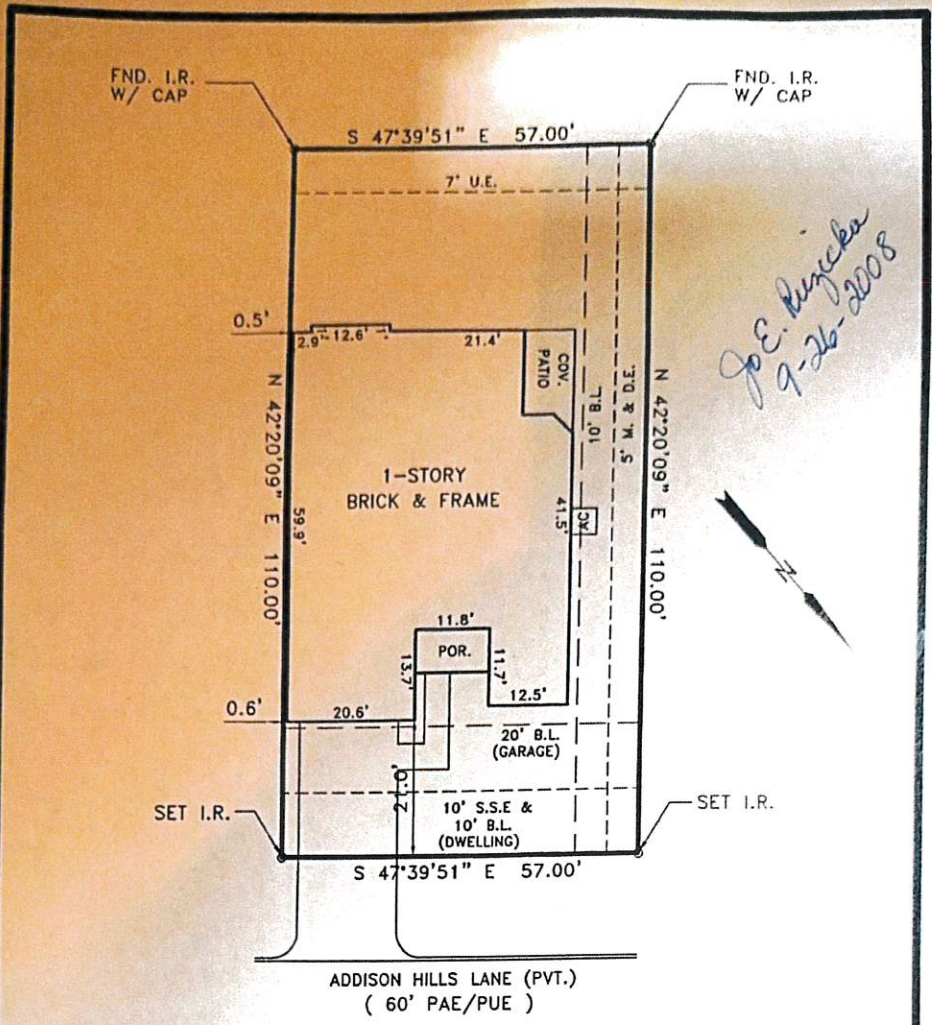
DocuSigned by:  
JOHN DAVID RUZICKA  
CC76D394E22E402...

SWORN AND SUBSCRIBED this 6<sup>th</sup> day of December, 2021

René C. Wilson  
Notary Public



(TXR 1907) 02-01-2010



*Jo E. Ruzicka*  
 9-26-2008



FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE SHADED X of the Flood Insurance Rate Map, Community Panel No. 48157C0085J effective date of 01/03/1997

AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE AS RECORDED IN F.B.C.C.F. NO. 2005133394 & 2006039839.



**PLAT OF SURVEY  
 LOT 15 BLOCK 6  
 CINCO RANCH WEST  
 SECTION 31  
 FORT BEND COUNTY, TEXAS  
 PLAT NO. 20050244 F.B.C.P.R.**

PURCHASER: JO E. RUZICKA		NORTH AMERICAN TITLE CO. GF 14628-08-01306	
ADDRESS: 5210 ADDISON HILLS LANE		LENNAR HOMES	
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.  REGISTERED PROFESSIONAL LAND SURVEYOR #2048		<b>TE</b> TAPLIN ENGINEERING, INC. ENGINEERS - SURVEYORS 1011 HIGHWAY 6 SOUTH / SUITE 101 HOUSTON, TEXAS 77077 PHONE:(281)-496-5896 FAX:(281)-496-5898	
		SCALE : 1" = 20'	JOB NO. : CRW31-6-15
DRAWN DATE : 08/22/08		DRAWN BY : MFC, JLB	
SURVEY DATE: 08/18/08		REVISED DATE:	