

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

Date: July 19, 2023 GF No. _____
Name of Affiant(s): Clifton Roberts and Marina Roberts
Address of Affiant: _____
Description of Property: 7711 Summer Night Lane, Rosenberg, TX 77469
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:

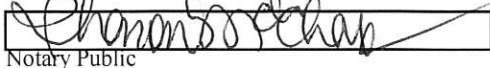
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 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.

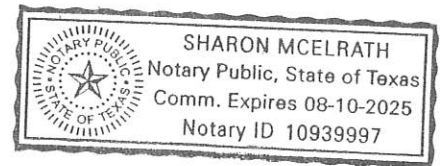
EXCEPT for the following (If None, Insert "None" Below): NONE

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.



SWORN AND SUBSCRIBED this 19th day of July, 2023.

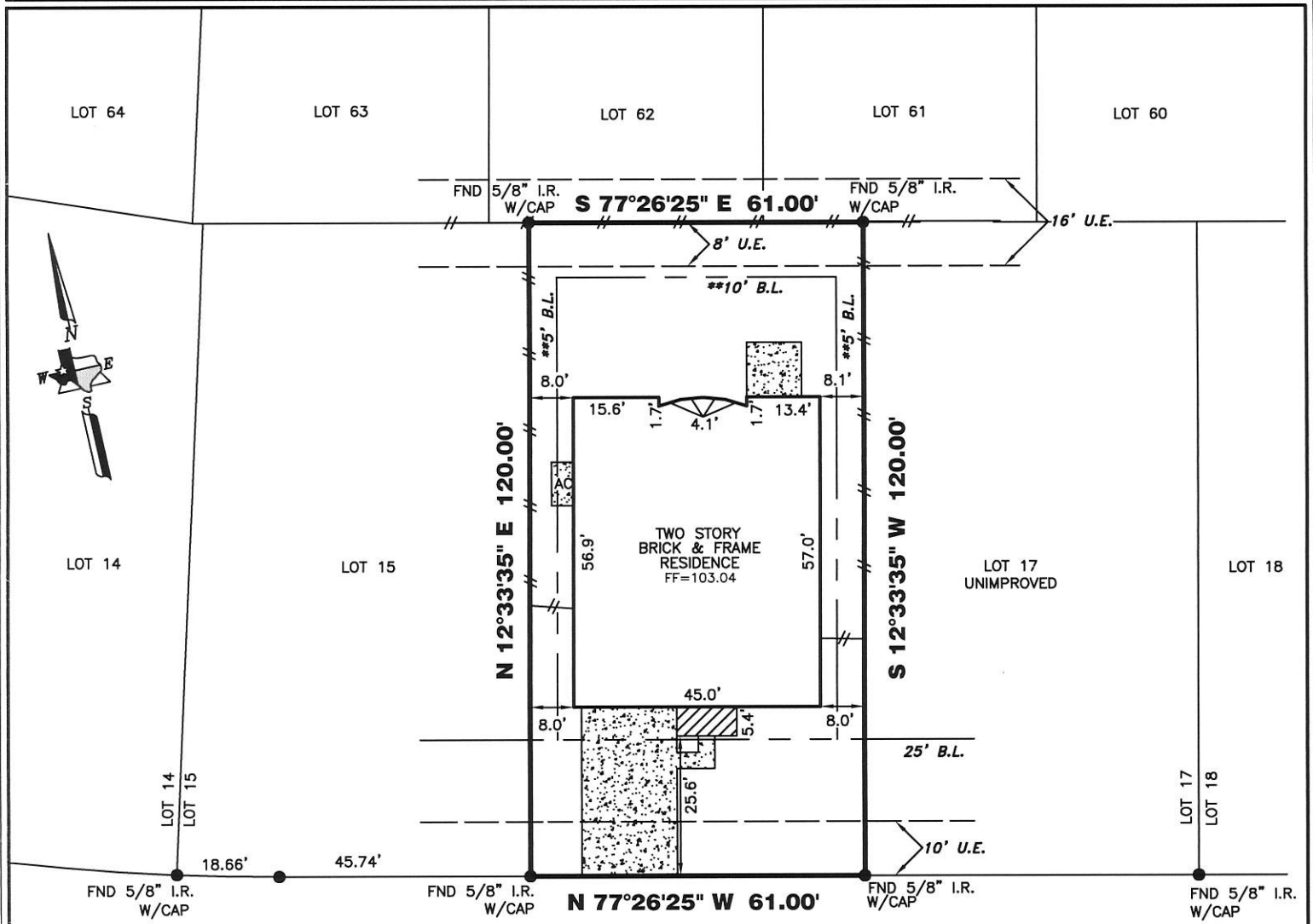

Notary Public





TRI-TECH
SURVEYING COMPANY, L.P.

WWW.SURVEYINGCOMPANY.COM
10401 Westoffice Drive Phone: (713) 667-0800
Houston Texas, 77042 Fax: (713) 667-4610



7711 SUMMER NIGHT LANE (60' R.O.W.)

T.B.M. = 100.00
⇒ ASSUMED ELEV.
(T.O.C.)

07-18-08 FINAL (TDA)
08-06-08 ADD BUYER (TDA)
ALL ROD CAPS ARE STAMPED "E.H.R.A. 713-784-4500",
UNLESS OTHERWISE NOTED.

*CITY OF ROSENBERG ORDINANCES
**DEED RESTRICTIONS PER F.B.C. FILE NO. 2004085296

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO.
20040173, P.R.F.B.C.TX., F.B.C. FILE NOS. 2002056189, 2004080881,
2004085296, 2004140039, 2005052014, 2005058238, 2005075526,
2005096631, 2005100542, 2006032921, 2006033184, 2006083403,
2006121012, 2006131444

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: PROPERTY SUBJECT TO RECORDED
RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE
LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE
MAPS (F.I.R.M.'s). 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.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

BEARINGS REFERENCED TO: PLAT NORTH.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2008, TRI-TECH SURVEYING CO., L.P.

LEGEND		REVISIONS	
	CONCRETE		WOOD FENCE
	COVERED		IRON FENCE
	SOD		WIRE FENCE
	MANHOLE		CHAIN LINK FENCE
	FIRE HYDRANT		
	LIGHT STANDARD		
	OH UTILITY		
	UTILITY POLE		
	ELECT. BOX		
	UTIL. PEDESTAL		
	WATER METER		
	A/C PAD		

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 OR PLAT AND TITLE INFORMATION PROVIDED BY MTH TITLE COMPANY, LC
G.F. No. 05360288, DATED 07-22-08.

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 guidance and supervision on the tract or
parcel of land, according to the map or plat thereof, indicated below.

drawn by: T. GRIFFIN

08-06-08

BOUNDARY SURVEY OF

ADDRESS: 7711 SUMMER NIGHT LANE
LOT 16, BLOCK 2 OF FINAL PLAT OF SUMMER LAKES SEC. 2
RECORDED IN PLAT NO.: 20040173, PLAT RECORDS, FORT BEND COUNTY, TX
BORROWER: CLIFTON ROBERTS AND MARINA ROBERTS
TITLE COMPANY MTH TITLE COMPANY, LC G.F.# 05360288
SURVEYED FOR: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES
F.I.R.M. MAP NO. 48157C PANEL# 0240J ZONE "X" REVISED 1-3-97
DATE: 03-19-08 SCALE: 1" = 30' JOB NO. 1.8396-08

Ralph Griffin
SURVEYOR REGISTRATION