

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

Date: March 8, 2024

GF No. _____

Name of Affiant(s): Mark Bell,

Address of Affiant: 3707 Meadow Breeze Lane, Rosenberg, Texas, 77471

Description of Property: SEC 0007 BLK 003 LOT 005

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 _____ tx _____, 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.");
N/L

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 Nov. 2023 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

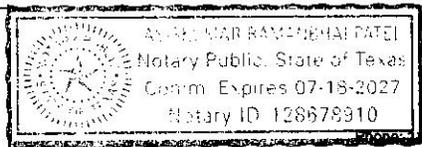
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit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

Mark Bell

SWORN AND SUBSCRIBED this 12th day of MARCH, 2024

Notary Public [Signature]



(TXR-1907) 02-01-2010



ALLPOINTS SURVEYING

Invoice

P.O. Box 803788
Houston, TX 77280
Phone: (713) 468-7707

Invoice Date: 9/26/2023

Invoice #: 1389848-IN

Task No: 1764798

Client PO Number: 786297-296

Client Job Number: 14754517305

Billed To:

Lennar Title
681 Greens Parkway, Suite 110
Houston, TX 77067

Attn: Kenneth Piercy
kenneth.Piercy@lennar.com

Order By:	Services Requested:
Lennar Homes Kenneth Piercy	FINAL SURVEY

Property Address
3707 Meadow Breeze Lane

Property Legal			
SUB: Sendero	LOT(S): 5	BLOCK:3	SECTION: 7

Transaction Details

Date	Description	Qty	Amount
9/26/2023	FINAL SURVEY	1.00	485.00
Sub-total			485.00
Interest			0.00
TOTAL DUE			485.00

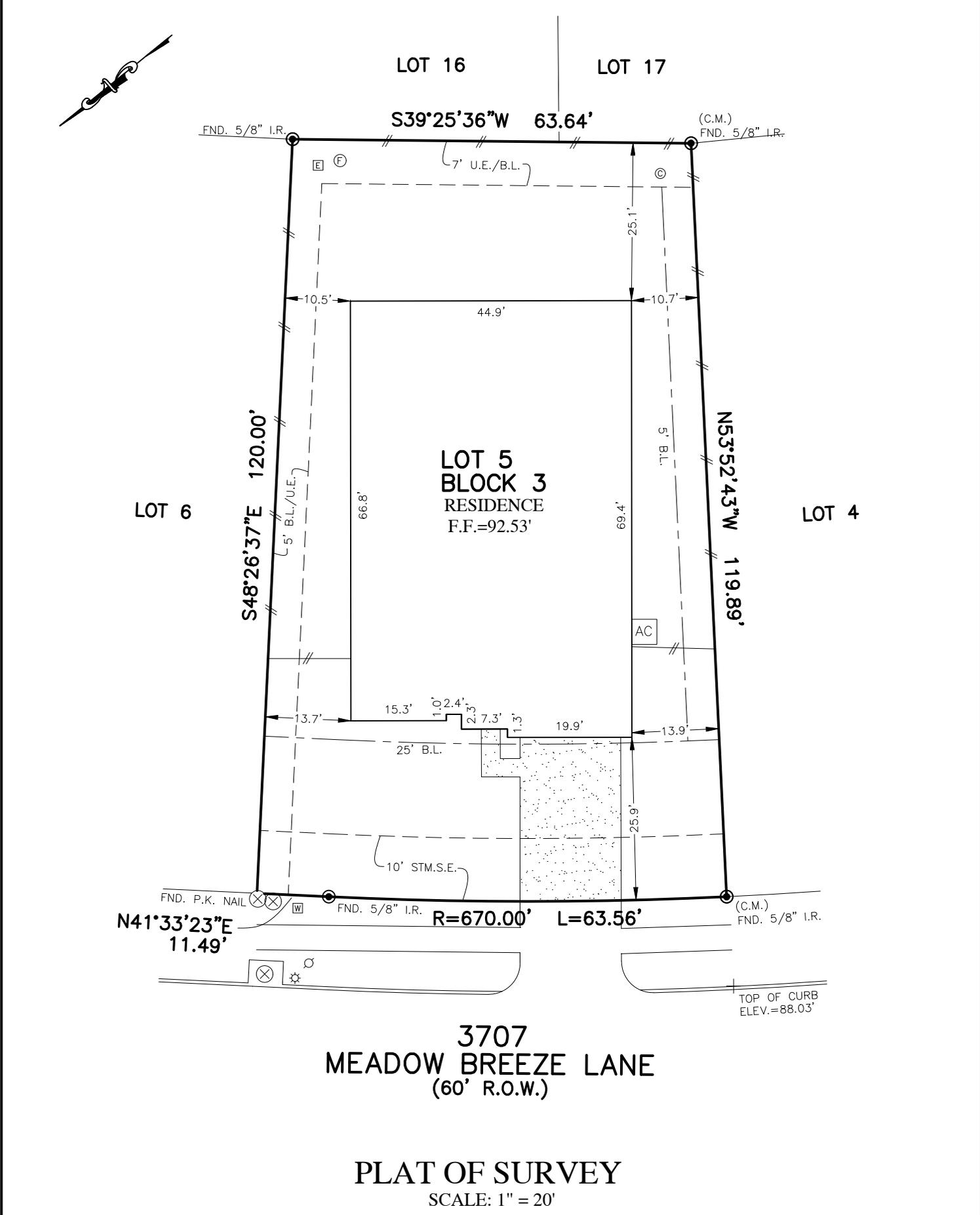
Due upon receipt. All invoices not paid within 30 days from the invoice date will acquire a 1.5% late fee per month until payment in full is received.

Make Checks Payable to Allpoints Land Survey, Inc.

PLEASE INDICATE INVOICE NUMBER WITH PAYMENT.
THANK YOU.



FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	⊗ MANHOLE
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT	⊠ GRATE DRAIN
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	⊞ PAD MOUNTED TRANSFORMER
//	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	⊕ TELEPHONE PEDESTAL
W	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	⊙ GAS METER
W	F.F. FINISHED FLOOR	P.A.E. PERMANENT ACCESS EASEMENT	○ WATER VALVE	⊖ CABLE PEDESTAL
○	EXT. EXTENDED	P.U.E. PUBLIC UTILITY EASEMENT	● FIRE HYDRANT	⊗ WATER METER
○	PROP. PROPOSED	P.V.T. PRIVATE I.R. IRON ROD	● MONUMENT	⊗ MANHOLE & INLET
E	O.V.E.R.H.E.A.D. E.L.E.C.T.R.I.C.	F.N.D. FOUND I.P. IRON PIPE	● POWER POLE	⊞ VAULT



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. 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. MINIMUM FINISHED FLOOR REQUIREMENTS ESTABLISHED BY FEMA, LOCAL GOVERNMENT AUTHORITIES AND/OR DEVELOPMENT PLANS (INCLUDING APPLICABLE BENCHMARKS/DATUMS AND ADJUSTMENTS) ARE SUBJECT TO CHANGE DURING CONSTRUCTION PROCESS AND SHOULD BE VERIFIED BY BUILDER BEFORE PROCEEDING WITH EACH PHASE OF CONSTRUCTION. PROPOSED FINISHED FLOOR HEIGHTS ABOVE TOP OF CURB ARE CALCULATIONS FOR DRAINAGE PURPOSES TO BE ADJUSTED BASED UPON ACTUAL LOT CONDITIONS AND DO NOT ESTABLISH A MINIMUM FINISHED FLOOR.
4. ALL SET RODS ARE 5/8" I.R. WITH CAP MARKED "ALLPOINTS SURVEY".
5. ALL FOUND IRON RODS ARE CAPPED WITH PLASTIC CAPS MARKED "COSTELLO" UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

FOR: LENNAR HOMES

ADDRESS: 3707 MEADOW BREEZE LANE
 ALLPOINTS JOB#: LH326737 BY: PM
 G.F.:
 JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
 48157C0245L

EFFECTIVE DATE: 04/02/2014

LOMR: DATE:

**LOT 5, BLOCK 3,
SENDERO, SECTION 7,
PLAT NO. 20220268, PLAT RECORDS,
FORT BEND COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 26TH DAY OF SEPTEMBER, 2023.

Jay Dean Canine

