

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

Date: March 20, 2024

GF No. _____

Name of Affiant(s): David Fisher, Laura Fisher

Address of Affiant: 1611 Windsor Park Dr., Houston, TX 77094

Description of Property: Lot 2, Block 6, Section 1, Lakes of Mission Grove
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 April 14, 2022 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.

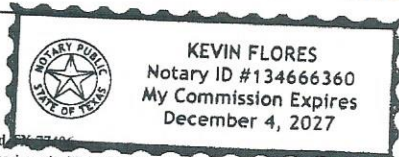
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]
David Fisher

[Signature]
Laura Fisher

SWORN AND SUBSCRIBED this 20 day of March, 2024

Notary Public



(TXR-1907) 02-01-2010

Lone Star Properties, 2740 Fm 359 Rd Richmond, TX 77406
Jeffrey Gibson

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5

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LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

- E. = AERIAL EASEMENT
- = BUILDING LINE
- S = BEARS
- F.# = CLERK'S FILE NUMBER
- E. = DRAINAGE EASEMENT
- = ELECTRIC EASEMENT
- R. = FOUND IRON PIPE
- D. = FOUND
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.E. = POOL EQUIPMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- P.P. = POWER POLE
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.I.R. = SET IRON ROD
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.S. = UNABLE TO SET
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.P. = WOODEN POST
- W.S.E. = WATER & SEWER EASEMENT

— NOT TO SCALE

- ⊙ = GUY ANCHOR
- ⊕ = POWER POLE
- ⊗ = SERVICE DROP

- = CONTROL MONUMENT
- = PROPERTY CORNER
- = PROPERTY LINE
- = EASEMENT LINE
- = BUILDING SETBACK LINE
- = BUILDING WALL

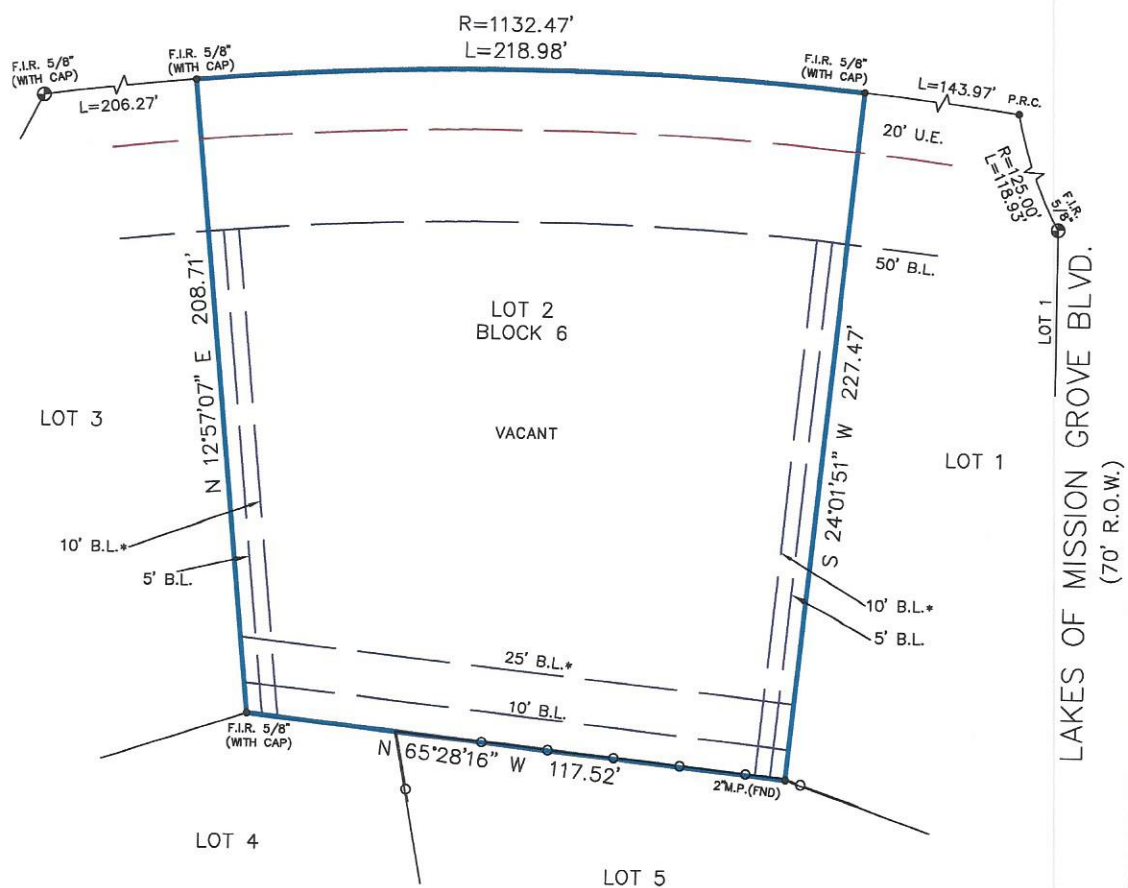
- = WOODEN FENCE
- = CHAIN LINK FENCE
- = METAL FENCE
- = WIRE FENCE
- = VINYL FENCE
- = OVERHEAD ELECTRIC POWER LINE

* = RECORDED C.F. #2003155444

SCALE
1"=50'



4011 PASEO ROYALE BOULEVARD
(70' R.O.W.)



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
BEARING BASIS: PLAT
SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
UNDERGROUND UTILITY STALLATIONS, UNDERGROUND IMPROVEMENTS, FUNDATIONS 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 SITUATIONS OR SUBSEQUENT OWNERS
SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
THE TERMS, CONDITIONS AND STIPULATIONS OF ANY CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH RELIANT ENERGY CORPORATION, FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2002090353.
IN THE EVENT THAT AUDIO AND VIDEO COMMUNICATION SERVICES ARE MADE AVAILABLE, THE COMPANY FURNISHING SUCH SERVICES AND FACILITIES SHALL HAVE A 2.0' WIDE EASEMENT LONG AND CENTERED ON UNDERGROUND WIRE OR EASEMENT RECORDED C.F. #20000082636, DOES NOT AFFECT SUBJECT LOT

LEGAL DESCRIPTION
LOT TWO (2), BLOCK SIX (6), OF LAKES OF MISSION GROVE, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO(S). 1944/B, 1945/A AND 1945/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

DAVID FISHER & LAURA FISHER ADDRESS 4011 PASEO ROYALE BOULEVARD

JOB # 2204182
DATE 04-14-2022
GF# 022218534



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

PRO-SURV
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T.B.P.E.L.S. FIRM #10119300
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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