

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

Date: 4/10/24

GF No. _____

Name of Affiant(s): Tim & Ashly Latter Revocable Trust 9-26-2012,

Address of Affiant: 24914 Misty Heath Ln, Katy, TX 77494

Description of Property: Cinco Ranch West SEC 23, Block 2, Lot 2

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 10-02-2015 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): Pool, Pergola Covered Patio with Outdoor Kitchen, Pool decking, Pool equipment and pad.

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.

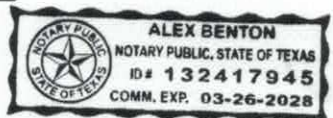
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

[Signature]

SWORN AND SUBSCRIBED this 10TH day of APRIL, 2024

Notary Public



(TXR-1907) 02-01-2010

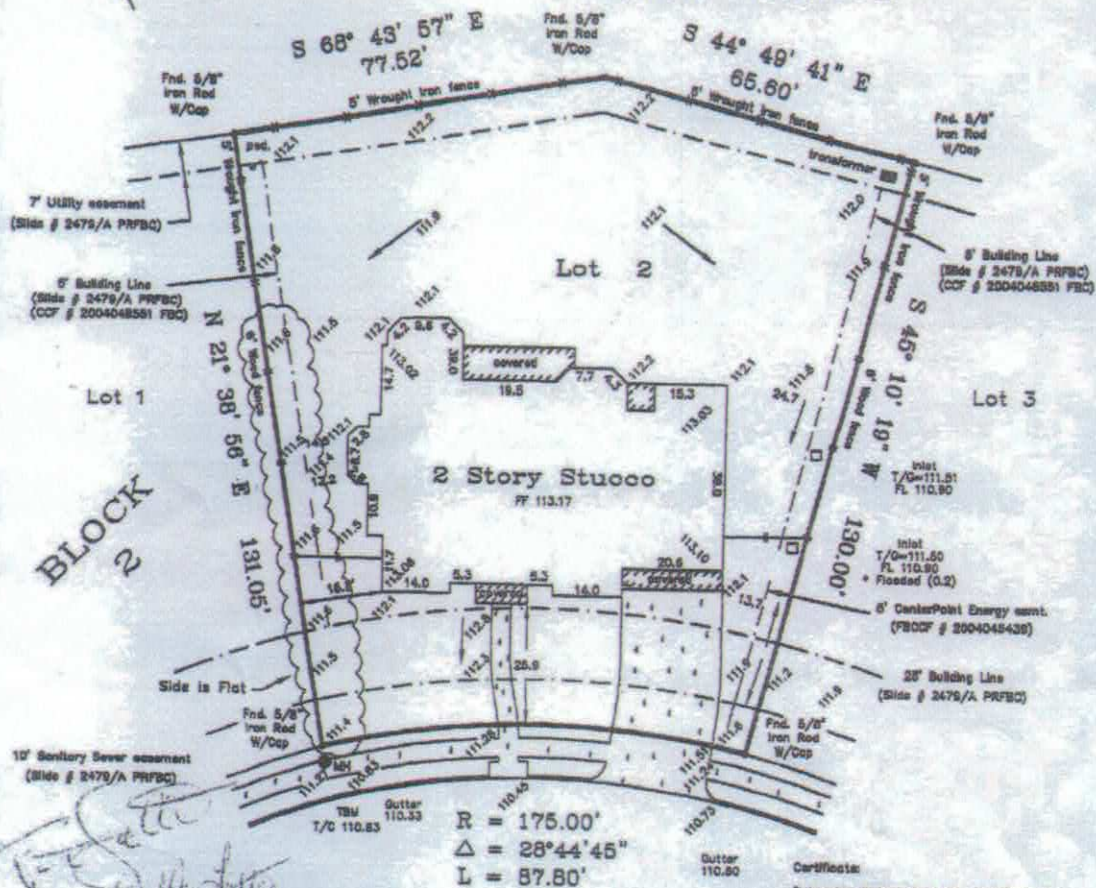
PROBSTFELD & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

21830 Kingland Blvd., Suite 106 Katy, Texas 77450 Office (281) 829-0034 Fax (281) 829-0233

TOPO/DRAINAGE

Restricted Reserve "E"



Lender: Comerica Bank

NOTES: All bearings are referenced to the recorded plat unless otherwise noted.
Surveyor has not abstracted property.

Elevations shown based on Cinco Control Monument No. CW55-12.
NGS Vertical Datum of 1929 (1978 adjustment)

Lot subject to an electrical service agreement with CenterPoint Energy recorded under
Clerk's File No. 2004037418 Fort Bend County, Texas.

PLAT OF PROPERTY FOR:
Michael D. Shulman & Cindy B. Shulman
at 24914 Misty Heath Lane
Lot 2 Block 2
Cinco Ranch West, Section Twenty Three
Slide No. 2479 / A of the Plat Records of
Fort Bend County, Texas
Scale: 1" = 30'
Date: 10/26/04 Revised: 6/3/05

This Property does not lie within the designated 100 year flood plain.

Panel No. 481603 0085 J

Zone: X Date: 1/3/07

Located by graphic plotting only, not responsible for actual location.

This survey was performed in accordance with Title Commitment

Provided by: Texas American Title Company

GF# 475-04-1211 (4/28/2005)

Certificate:
I hereby declare that the elevations and drainage patterns shown hereon were developed from a survey of this property, performed on May 3, 2004, and accurately and truly depict the elevations as they existed on the date. The relative elevations as depicted, may change subsequent to the date of this survey due to consolidation or upheaval of the soil; or addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations and drainage patterns of this property after the date of this survey. The elevations and drainage patterns shown above are the certified findings of the professional engineer or land surveyor of the finished ground grades around the structures on the date of the survey. The homeowner must maintain these elevations and grades to properly drain the water away from the home."

I hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision, and there are no apparent encroachments at the time of this survey, unless shown or noted otherwise.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

Job # 849-356

DocuSign Envelope ID: ECC86862-5794-4D27-96F4-E26AB24F80F8