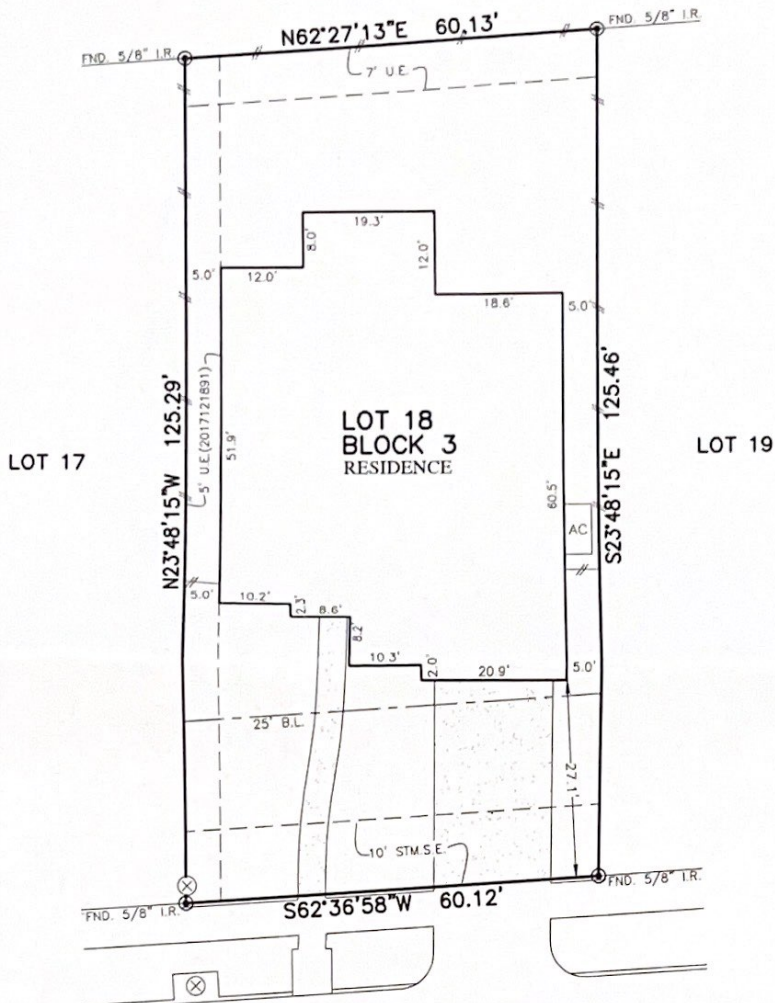




FLATWORK	B.L. BUILDING LINE	U.E. UTILITY EASEMENT	A.E. AERIAL EASEMENT	⊗ LIGHT POLE	⊗ MANHOLE
PROPERTY LINE	G.B.L. GARAGE BUILDING LINE	W.L.E. WATER LINE EASEMENT	D.E. DRAINAGE EASEMENT	⊕ ELECTRIC BOX	⊕ GRATE DRAIN
BUILDING LINE	(B.O.) BUILDER GUIDELINES	S.S.E. SANITARY SEWER EASEMENT	E.E. ELECTRIC EASEMENT	⊕ FIBER OPTIC	⊕ PAD MOUNTED TRANSFORMER
EASEMENT	F.F. FINISHED FLOOR	STM.S.E. STORM SEWER EASEMENT	⊕ WATER VALVE	⊕ TELEPHONE PEDESTAL	⊕ INLET
WOODEN FENCE	EXT. EXTENDED	P.A.E. PRIVATE ACCESS EASEMENT	⊕ FIRE HYDRANT	⊕ GAS METER	
WROUGHT IRON FENCE	R.O.W. RIGHT-OF-WAY	P.U.E. PRIVATE UTILITY EASEMENT	⊕ MONUMENT	⊕ CABLE PEDESTAL	
CHAIN LINK FENCE	T.O.F. TOP OF FORM	P.V.T. PRIVATE	⊕ IRON ROD	⊕ WATER METER	
OVERHEAD ELECTRIC	ELEV. ELEVATION	FND. FOUND	⊕ I.P. IRON PIPE	⊕ DUTY ANCHOR	

**AVALON AT RIVERSTONE SEC. 12B**  
 PLAT NO. 20170060 FBCPR



LOT 17

**LOT 18  
 BLOCK 3  
 RESIDENCE**

LOT 19

**5615  
 CLOUDS CREEK LANE  
 (50' R.O.W.)**

*Jiaqi Wang*  
 06/17/2019

*Zhongting Tan*  
 06/17/2019

**PLAT OF SURVEY**  
 SCALE: 1" = 20'

- NOTES:  
 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.  
 2. 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. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No. TMH-TX-1927150.  
 4. AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE PER C.F. No. 2017100199.

FOR: JIAQI WANG  
 ZHONGTING TAN  
 ADDRESS: 5615 CLOUDS CREEK LANE  
 ALLPOINTS JOB#: TM163360 BY: TK  
 G.F.: TMH-TX-1927150  
 JOB:  
 FLOOD ZONE: X SHADED  
 COMMUNITY PANEL:  
 48201C0290L  
 EFFECTIVE DATE: 4/2/2014  
 LOMR:                      DATE:

**LOT 18, BLOCK 3,  
 AVALON AT RIVERSTONE, SECTION 12C,  
 PLAT NO. 20170123, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 9TH DAY OF MAY, 2019.

*Steven P. Brister*





T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 03-30-2024 GF No. \_\_\_\_\_  
Name of Affiant(s): JAMES WAGG, Zhongting TAN  
Address of Affiant: 5615 Clouds Creek Ln, Sugar Land, TX 77479  
Description of Property: Avalon At Riverstone Sec 12-C, Block 3, Lot 18  
County: Fort Bend, Texas  
Name of Title Company: First American

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.") I'm the owner of the property
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 when seller had this survey (date of existing survey) 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:)

N/A

- 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] Affiant

Zhongting Tan Affiant

SWORN AND SUBSCRIBED this 02 day of April, 2024.

[Signature] Notary Public

