

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

Date: 3/20/24 GF No. \_\_\_\_\_

Name of Affiant(s): Shelby Hudson, Alexander Morgan

Address of Affiant: 11902 Alwood Court, Richmond Texas 77406

Description of Property: \_\_\_\_\_

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.

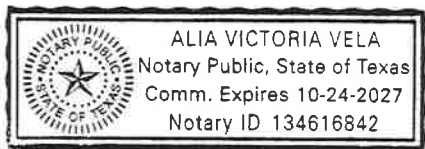
4. To the best of our actual knowledge and belief, since January 2021 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
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 20th day of March, 2024  
Alia Victoria Vela  
Notary Public

**\* CITY ORDINANCES**  
**\*\* RESTRICTIVE COVENANTS**  
**\*\*\* BUILDER GUIDELINES**  
 ( ) RECORD INFORMATION

I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

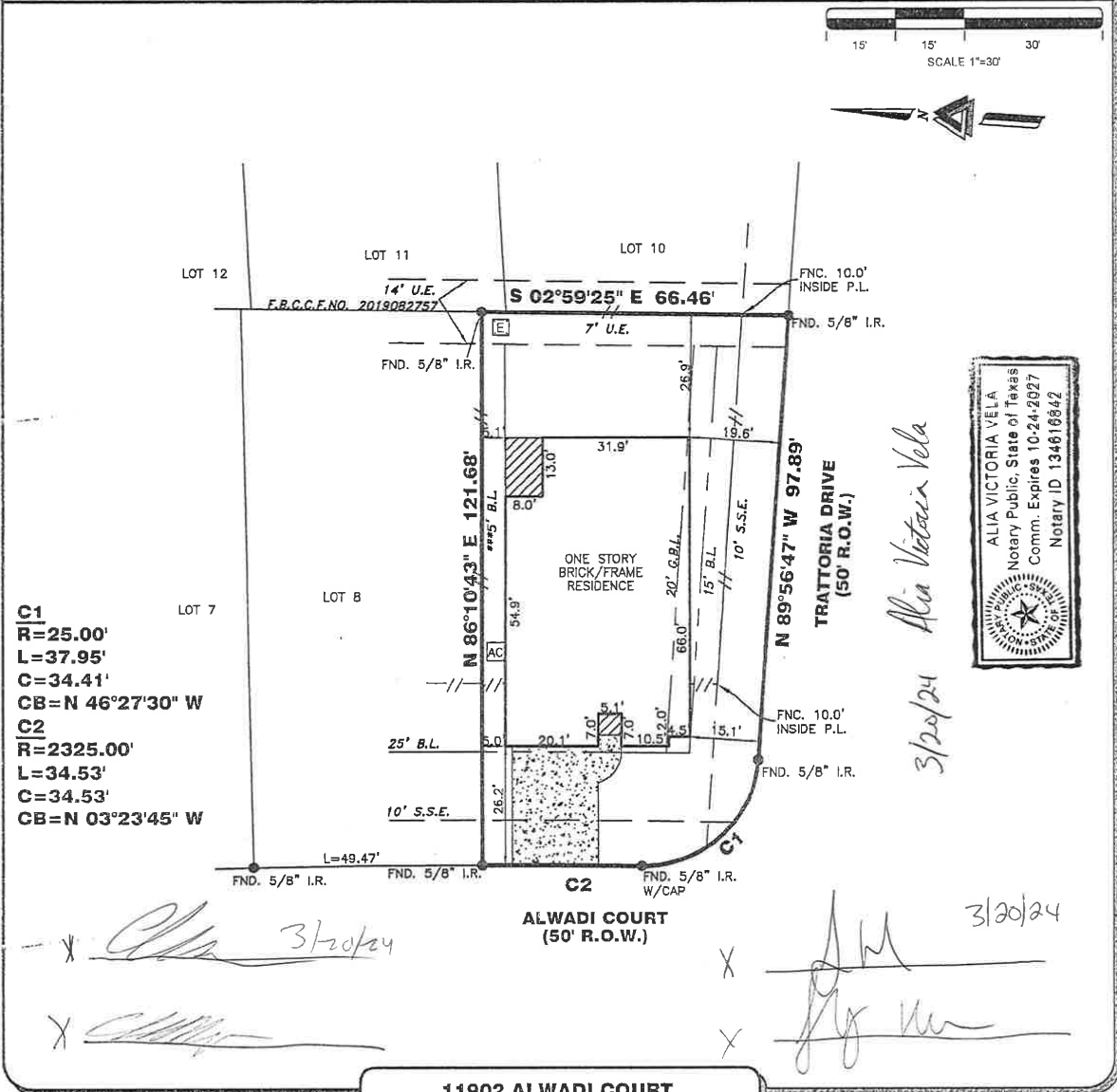
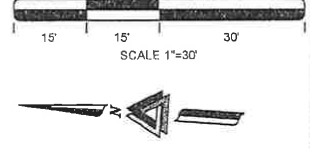
FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

CONCRETE  
 COVERED  
 SOD  
 BRICK  
 A/C PAD  
 ELEC. BOX  
 UTIL. PED.  
 MANHOLE  
 WATER METER

IRON FENCE  
 WIRE FENCE  
 WOOD FENCE  
 CHAIN LINK FENCE  
 BUILDING LINE (B.L.)  
 EASEMENT LINE  
 AERIAL EASEMENT (A.E.)



**C1**  
 R=25.00'  
 L=37.95'  
 C=34.41'  
 CB=N 46°27'30" W

**C2**  
 R=2325.00'  
 L=34.53'  
 C=34.53'  
 CB=N 03°23'45" W

ALIA VICTORIA VELA  
 Notary Public, State of Texas  
 Comm. Expires 10-24-2027  
 Notary ID 134618842

*Alia Victoria Vela*  
 3/20/24

*[Handwritten signature]*  
 3/20/24

*[Handwritten signature]*  
 3/20/24

**11902 ALWADI COURT**

**PROPERTY INFORMATION**

LOT 9 BLOCK 3

**SUBDIVISION:**  
 LAKES OF BELLA TERRA WEST SEC. 4

**RECORDING INFO:**  
 PLAT NO. 20190212, PLAT RECORDS,  
 FORT BEND COUNTY, TEXAS

**BORROWER:**  
 SHELBY HUDSON AND ALEXANDER MORGAN

**TITLE CO.**  
 ALAMO TITLE COMPANY  
 G.F.# PTH2009482 G.F. DATE: 12-21-20

**SURVEYED FOR:**  
 K. HOVNANIAN OF HOUSTON, II, L.L.C.

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER RECORDED PLAT 20190212, N.R.# B.C.T.A. # S.C.C. FILE NOS. 2012093973, 2012140204, 2018028010, 2018028063, 2018012612, 2018120960, 2019080977, 2019101117, 2019100204, 2020091174, 2020021307, 2020013022, 2020145889.

ALL ROD CAPS ARE STAMPED "BENCHMARK ENGR", UNLESS OTHERWISE NOTED.

SUBJECT TO A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

G.O.H. ORDINANCE 88-1878 PER H.C.O.P. # H-22888 AND G.O.H. ORDINANCE 88-1312 PER H.C.O.P.# M-32753 AND AMENDED BY G.O.H. ORDINANCE 1999-202.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY. 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 THE SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR DEEDS IN CONNECTION WITH TITLE INFORMATION OBTAINED FROM THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF RICHMOND), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES, UNLESS OTHERWISE SHOWN HEREON.

**TRI-TECH SURVEYING COMPANY, L.P.**

10401 WESTOFFICE DR.  
 HOUSTON, TEXAS 77042  
 PH: 713-667-0800

www.tritechtx.com      TEPLS #10115900

**CERTIFICATION**

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 supervision of the tract or parcel of land, according to the map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
 © 2021 TRI-TECH SURVEYING COMPANY, L.P.



**DRAWING INFORMATION**

TRI-TECH JOB NO: BH2330-20  
 CLIENT JOB NO: N/A  
 DRAWN BY: MC  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 08-26-20

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0110L  
 REVISED DATE: 04-02-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. 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 FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OR MAP CHANGES.

**REVISIONS**

DATE	REASON	BY
12-23-20	FINAL	KP

11/07/21  
 SURVEYOR REGISTRATION