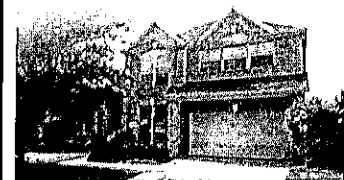




20006 Juniper Chase Trail

Being Lot 12, Block 2, Watervlew Estates, Section 5, according to the map or plat thereof recorded under Film Code No. 20060134, of the Plat Records of Fort Bend County, Texas.

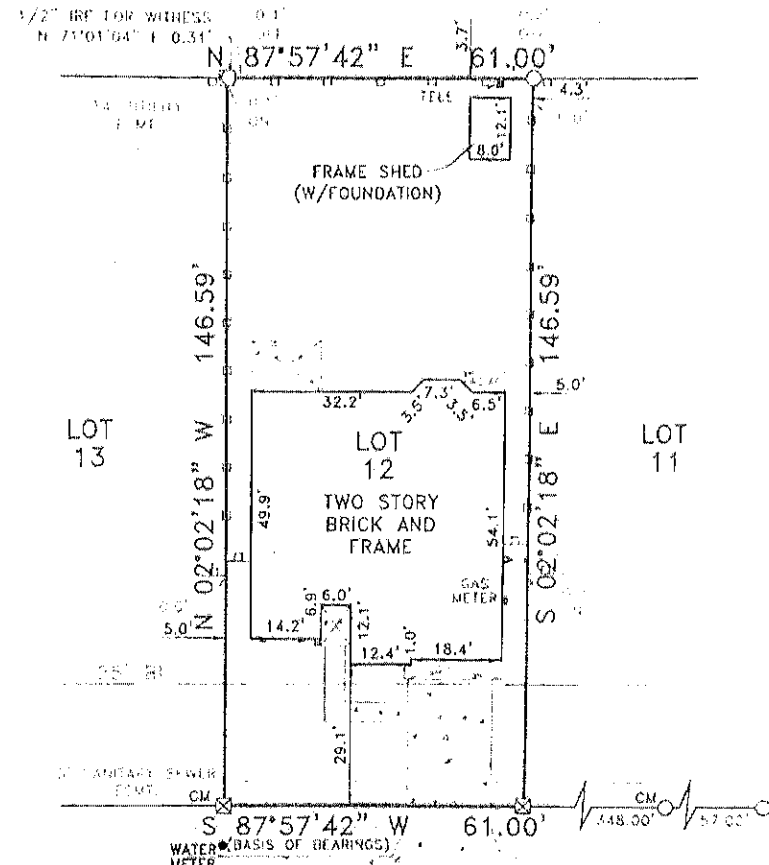


LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- BRICK COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



CENTERPOINT ENERGY HOUSTON ELECTRIC LLC
6172 JOHN FRIEDRICK, ACH, 6794 (HUA)
PROP. ID: 942677



431.74' TO
LEEDERBERRY ARBOR
JUNIPER CHASE TRAIL
50' R.O.W.

EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN FILM CODE NO. 20060134.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48157C0140L, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Brahma Tile and Scrow. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
Purchaser

Date: _____
Purchaser

Drawn By: RLH

Scale: 1" = 30'

Date: 06/23/15

GF No.: 154943

Job No.: 1509182

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.obgdtw.com

Thomas Mauk
THOMAS MAUK
R.P.L.S. NO. 1119

RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47
(May be modified as Appropriate as Commercial Transaction)

Date: 05/31/ 2024
Name of Affiant(s): Marwan Tawashy and Azza Altawashi
Description of Property: 20006 Juniper Chase Trail
Lt. 12, blk. 2, WATERVIEW ESTATES SEC. 5

County: Fort Bend County, Texas
Name of Title Company: Great American Title Company

"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. I am/We are the owner(s) of the property.
2. I am/We are familiar with the property and the improvements located on the Property.
3. I am/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. I/We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. I/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 Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my/our actual knowledge and belief, since June 23, 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): NONE

5. I/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. I/We understand that I/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.

Tawashy
Marwan Tawashy

Azza
Azza Allawashi

State of Texas
County of Fort Bend

Sworn to and subscribed before me, the undersigned authority, by Marwan Tawashy and Azza Allawashi on this the 31 day of March, 2024.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires _____

