

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 05/13/2025 GF No. _____
Name of Affiant(s): John S Benevides
Address of Affiant: 14 Wickham Ct. Sugar Land, TX 77479
Description of Property: Lot 6, Block 7, Commonwealth Park Sec 3
County Fort Bend, Texas
Date of Survey: 07/20/2006

"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 duly sworn, stated:


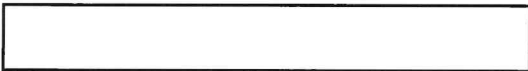
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am 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 understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I 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 my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, 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 construction occurred on or near the boundary of 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):

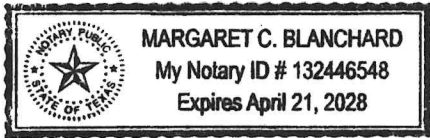
Summer kitchen and cover extending out from the side of the garage. Covered are in the backyard along the back of the house.

5. I 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.

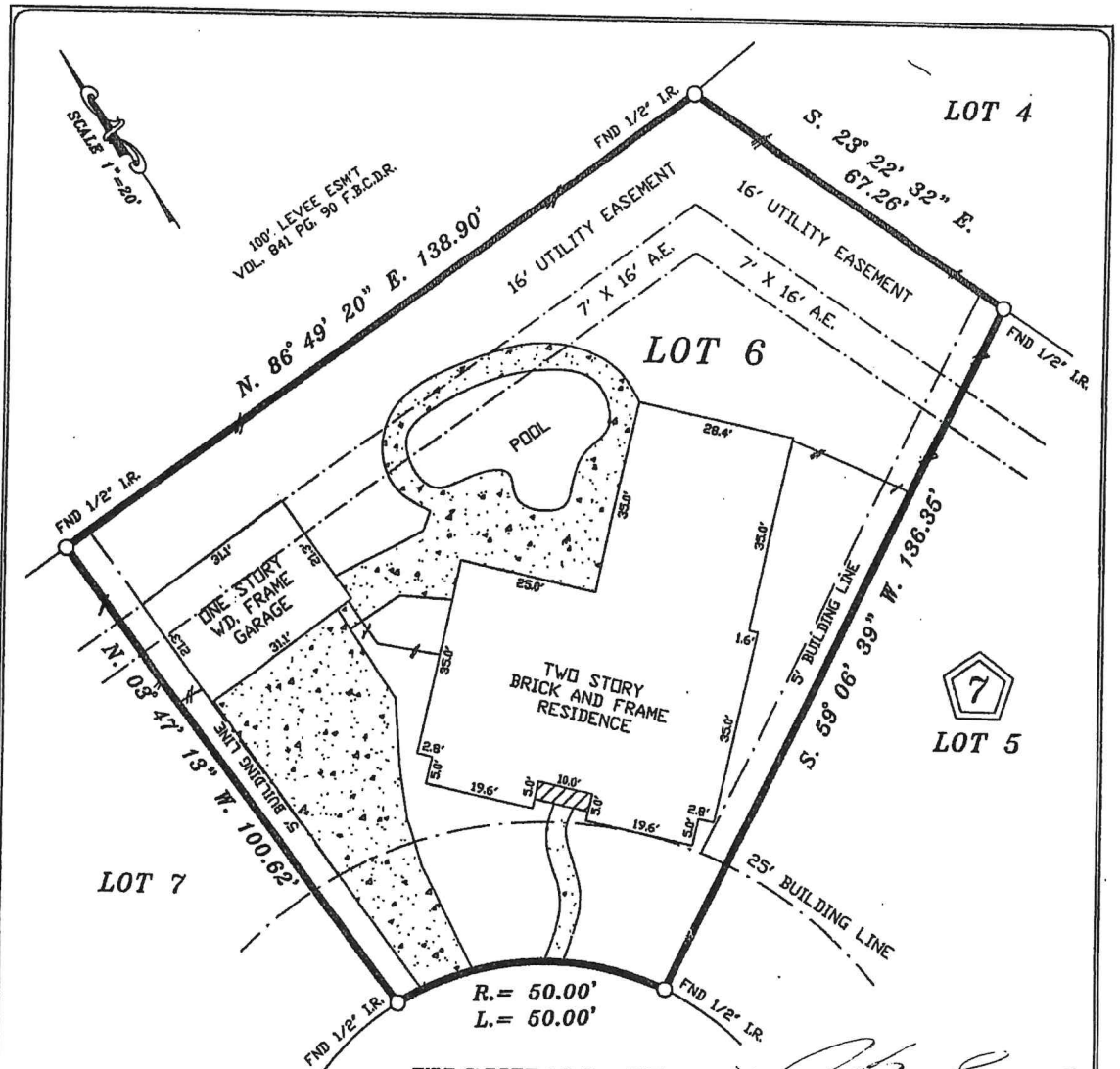
6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p></p> <p>Affiant</p>
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SWORN AND SUBSCRIBED this 13th day of May, 2025.




Notary Public



WICKHAM CT.
(50' RAD. CUL-DE-SAC)

NOTES:

1. RESTRICTIVE COVENANTS BY SLIDE No. 933/B & 934/A PLAT RECORDS AND IN VOL. 1938 PG. 340 VOL. 2050 PG. 174 AND IN C.C.F No. 1999109195, 2002130690, 2003041452.
2. H.L.&P. AGREEMENT BY VOL. 2081 PG. 2261 C.C.O.R.F.B.C.T.
3. EASEMENT FOR UTILITIES AND PUBLIC SERVICES BY VOL. 1938 PG. 340 C.C.O.R.F.B.C.T.

LOT: 6		BLOCK: 7		SUBDIVISION: COMMONWEALTH PARK, SEC. 3	
COUNTY: FORT BEND	STATE: TEXAS	RECORDATION: SLIDE No. 933/B & A	P.R.F.B.C.T.	JOB NO. 06-07-24	
PURCHASER: JOHN BENEVIDES AND NANCY BENEVIDES			MORTGAGE CO.	FIELD WORK 07-19-06 S.R.	
ADDRESS: #14 WICKHAM CT.			TITLE CO. STEWART TITLE	DRAFTING 07-19-06 S.R.	
				FINAL CHECK 07-20-06 K.R.	
				KEY: 608 M	
<p>COPPERFIELD LAND SURVEYING CO.</p> <p>COPPERFIELD LAND SURVEYING 8524 HWY. 6 NORTH BOX 205 HOUSTON, TEXAS 77095 TEL (281)861-6926 FAX (281)859-3532</p>				<p>THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THIS SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW AND PLAT OF RECORD SHOWN.</p> <p>GF. No. 06312665</p> <p>SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE "X" AS PER MAP 48022B PANEL 255 DATED 1-03-97</p> <p>THE FLOOD INFORMATION IS FROM A F.E.M.A. MAP. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.</p>	
<p>I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO ENCUMBRANCES APPARENT EXCEPT AS SHOWN.</p> <p>STEPHEN RODRIGUEZ R.P.L.S. No. 5328</p>					