

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: 10/9/25

GF No. \_\_\_\_\_

Name of Affiant(s): Theodor S. Parada

Address of Affiant: 22415 Elizabeth Place Ct, Katy, TX 77494

Description of Property: GRAND LAKES SEC 8, BLOCK 1, LOT 37

County Fort Bend, Texas

Date of Survey: 1-3-1997

"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:

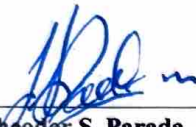
1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
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):

NONE

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.

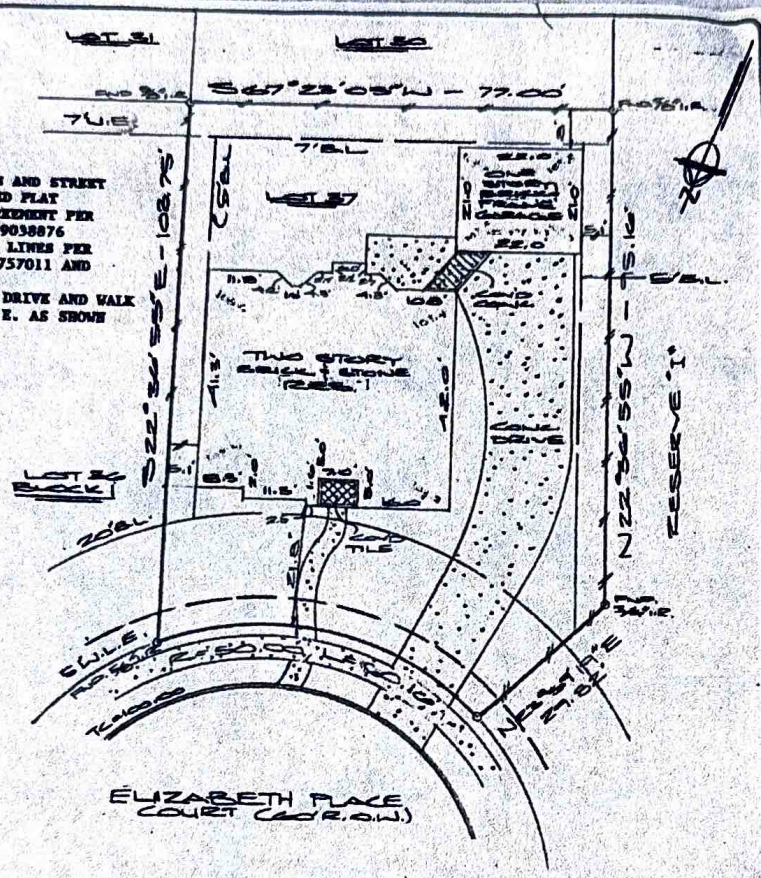
<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: </p> <p>_____ Affiant <b>Theodor S. Parada</b></p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>_____ Affiant</p>
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SWORN AND SUBSCRIBED this 9<sup>th</sup> day of October, 2025

  
\_\_\_\_\_  
Notary Public

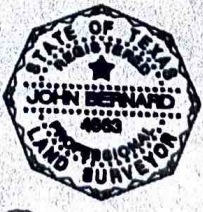


- NOTES:  
 1. BEARINGS AND STREET PER RECORDED PLAT  
 2. EASE AGREEMENT PER PBOCT NO. 99038876  
 3. BUILDING LINES PER PBOCT NO. 9757011 AND 1999042207  
 4. CONCRETE DRIVE AND WALK OVER 5' W.L.E. AS SHOWN



PLAT OF LOT 37 BLOCK 1 OF GRAND LAKES, SECTION EIGHT (8)  
 ACCORDING TO THE PLAT RECORDED IN SLIDE NO. 1817/A & 1817/B OF  
 THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

PROPERTY NOT IN THE 100 YEAR FLOOD ZONE, IN ZONE I  
 ACCORDING TO F.L.R.M. MAP NO. 480228 0085J, DATE 1-3-97  
 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.  
 I hereby certify that this survey was made on the ground and that this plat correctly represents the same found at the time of survey showing the improvements, from legal descriptions recorded by deed. There are no encroachments shown on the ground, except as shown. The survey is only certified for boundary and this transaction only. Surveyor did not disturb property. Easements, building lines, etc. shown are as located by:

OF 99320317 of PACIFIC TITLE, L.C.

*John Bernard*  
 John Bernard, Registered Professional Land Surveyor No. 4883

ADDRESS: 22415 ELIZABETH PLACE COURT LENDER:  
 CITY: KATY ZIP: 77494  
 PURCHASER: ROBERT AND LINDA MCCLELLAND  
 JOB NO. 11-12-00 DATE: 11-12-00 SCALE: 1" = 40' REVISION:  
 Key Map 526 5/2

**STS** SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
 BUILDER DIVISION  
 11281 Richmond Ave. Suite J-101 Houston, Texas 77082  
 TEL (281) 558-9716 FAX (281) 558-8959

*JP 11/27/04*