

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(May Be Modified as Appropriate for Commercial Transactions)**

**Date:** March 29, 2013

**GF#:** CTH-TR-CTT13621176

**Name of Affiant(s):** Anh Tran and Tuan Ta  
**Address of Affiant:** 7519 Ridgegrove Ln, Cypress, TX 77433  
**Description of Property:** Lot(s): 15 Block: 3 Cinco Ranch  
Fort Bend County, 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 TX, personally appeared Affiant(s) who after by me being duly 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 \_\_\_\_\_, 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.

  
\_\_\_\_\_  
Anh Tran

  
\_\_\_\_\_  
Tuan Ta

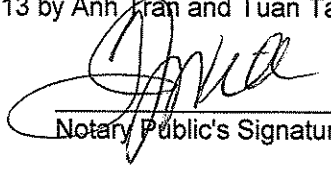


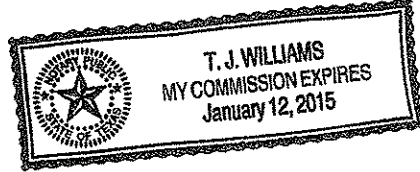
**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**  
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(Continued)

State of Texas  
County of Harris

Sworn to and subscribed before me on March 28, 2013 by Anh Tran and Tuan Ta.

(Personalized Seal)

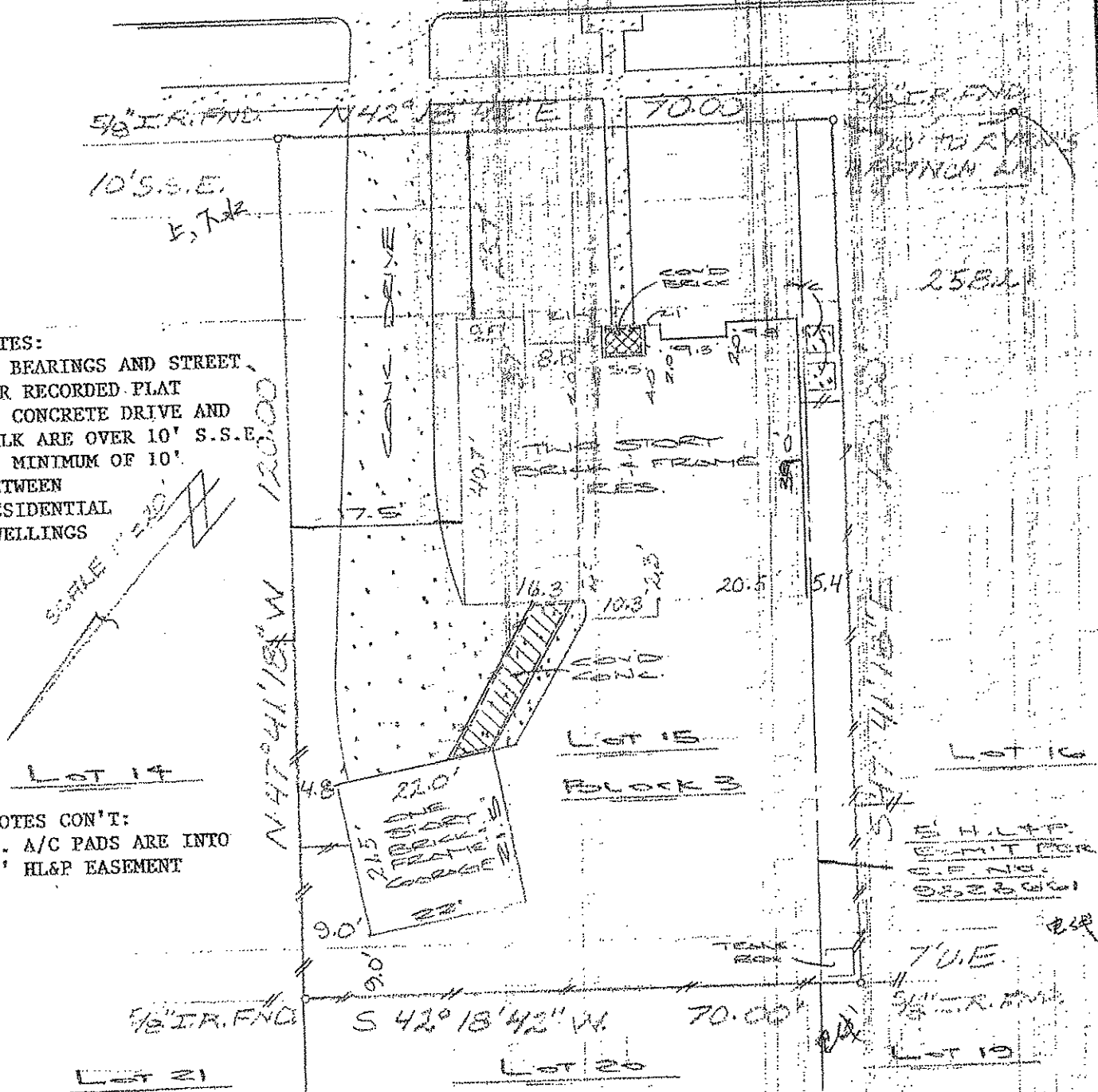
  
\_\_\_\_\_  
Notary Public's Signature



PIPER TERRACE LANE

- NOTES:
1. BEARINGS AND STREET PER RECORDED PLAT
  2. CONCRETE DRIVE AND WALK ARE OVER 10' S.S.E. BETWEEN RESIDENTIAL DWELLINGS

- NOTES CON'T:
4. A/C PADS ARE INTO 5' HL&P EASEMENT



PLAT OF LOT 15 BLOCK 3 OF CINCO RANCH GREENWAY VILLAGE, SECTION 10

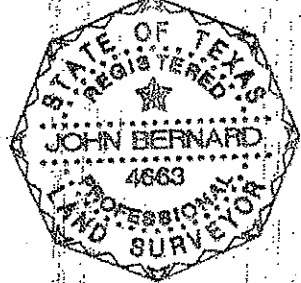
ACCORDING TO THE PLAT RECORDED IN SLIDE NOS. 1632/A, 1632/B & 1633/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

PROPERTY	NOT	IN THE 100 YEAR FLOOD ZONE, IN ZONE	X
ACCORDING TO F.I.R.M. MAP NO.	481603 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 facts found at the time of survey showing the improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. The survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF 99340022 of DOMINION TITLE, LLC



*John Bernard*  
John Bernard, Registered Professional Land Surveyor No. 4663