

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

Date: March 28, 2019

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

Name of Affiant(s): Craig Stephen Maddox & Shelly Lynn Maddox

Address of Affiant: 1003 Williams Lake Dr., Richmond, TX 77469

Description of Property: 1014 Baker Rd., Rosenberg, TX 77471 (4.5 acre tract)

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 December 11, 2007 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.

Craig Stephen Maddox

Shelly Lynn Maddox

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TAR-1907) 02-01-2010

Page 1 of 1



**Country Homes/Acreage** **Active**  
 ML#: **15473842** List Price: **\$179,900**  
 Address: **1014 Baker Road** Orig Price: **\$179,900**  
 Area: **30** LP/Acre: **\$39,978**  
 Tax Acc #: **0003-00-000-0494-901** DOM:  
 City/Location: **Rosenberg** State: **Texas**  
 County: **Fort Bend** Zip Code: **77471**  
 Market Area: **Fort Bend County** Country: **United States**  
                   **North/Richmond** Key Map: **604C**  
 Subdivision: **Wm Andrews** House: **No**  
 Lot Value: **Yes** SqFt:  
 Section #: Lease Also: **No**  
 Miles: **30** Year Built:  
 Legal Desc: **0003 WM ANDREWS, ACRES**  
                   **4.5**

Directions: **From FM 723 turn onto Baker Rd. and follow to just past intersection of Perry Rd and Baker Rd., 2nd tract on the right. Located just at the bend of Baker Rd.**

Recent Change: **03/28/2019 : NEW**

**Listing Office Information**

List Broker:	<a href="#">JRNA01/Lone Star Properties</a>	<a href="#">Request an Appointment</a>
List Agent:	<a href="#">JGIBSON/Jeffrey L. Gibson</a>	Appt #: <b>281-989-6038 / Agent</b>
Agent Cell:	<b>281-989-6038</b>	Agent Phone: <b>281-989-6038</b>
Address:	<b>5545 Fm 359 Rd, Richmond TX 77406</b>	Office Phone: <b>281-342-5950</b>
List Agent Web:	<a href="http://www.har.com/JeffGibson">http://www.har.com/JeffGibson</a>	Fax #:
Agent Email:	<a href="mailto:jgib_2000@yahoo.com">jgib_2000@yahoo.com</a>	Office Web: <a href="http://www.lonestarprop.com">http://www.lonestarprop.com</a>
Licensed Supervisor:		

**School Information**

School District:	<a href="#">33 - Lamar Consolidated</a>	Elem:	<a href="#">BENTLEY ELEMENTARY SCHOOL</a>
Middle:	<a href="#">WERTHEIMER/BRISCOE JUNIOR HIGH SCHOOL</a>	High:	<a href="#">FOSTER HIGH SCHOOL</a>

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Style:	# Stories:	Bedrooms:	0/
Main Dwell Ext:	Access:	Baths F/H:	0/0
Main Dwell Type:	Access/Lockbox:		
New Constr.: <b>No</b>	Appx Complete:		
Lot Dim:	Acres:	<b>4.5 / 2 Up to 5 Acres</b>	
Frt. Door Faces:	Garage:	<b>0</b>	
Gar/Car:	Carport:		
Showing Instruct: <b>Appointment Required</b>			

Agent Remarks:  
**Owners not interested in any type of owner financing. Any purchase offer must include proof of funds or an approval letter with contact information for the person issuing the letter. We have a 2007 survey, however, if new survey is required it will be at Buyer expense. Please do not enter the property without permission. Call listing agent for preferred title company.**

Public Remarks:  
**Nice 4.5 acre wooded tract. Unrestricted as far as we know (please confirm for yourself as no guarantee is made as to any restrictions.) Has culvert in place from Baker Rd. Can be purchased with additional 5 acre tract just to the SOUTH, (ML#94584965) (FBCAD 0003-00-000-0478-901) at same price per acre. Difficult to find small tract in the area. DO NOT ENTER WITHOUT PERMISSION.**

**Interior, Exterior, Utilities and Additional Information**

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace:		Utility Dist:	Sep Ice Mkr:
Connect:		Range:	
Energy:		Flooring:	
Oven:		Countertops:	
Green/Energy Cert:		Pvt Pool:	<b>No</b>
Interior:		Area Pool:	
Foundation:		Water/Sewer:	<b>No Sewer, No Water</b>
Lot Description: <b>Wooded</b>		Road Front:	<b>County Maintained</b>
Road Surface: <b>Asphalt</b>		Cool:	
Heat:		Mineral Rights:	<b>No</b>
Improvements:		Land Use:	<b>Unrestricted</b>
Topography:		Trees:	<b>Densely Wooded</b>
Occupant:		Waterfront Feat:	



Exclusions:

Spec Conditions: **No Special Conditions**

Disclosures: **No Disclosures**

List Type: **Exclusive Right to Sell/Lease**

List Date: **03/28/2019** Expire Date: **12/31/2019**

T/Date:

Comp: SubAgt: **0%** Buyer Agent: **2.5%**

Bonus:

Bonus End:  
Var/Dual Rt: **No**

**Financial Information**

1st Assumable: Finance Cnstr:

Vacation Rental:

Maint. Fee: **No**

Other Mand Fee: **No**

Taxes w/o Exempt: **\$1,857/2018**

Auction: **No**

Exemptions:

Tax Rate: **2.284**

Online Bidding: **No**

Prepared By: **Jeffrey Gibson**

**Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form**

**Date: 03/28/2019 2:34 PM**

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

Date: March 28, 2019

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

Name of Affiant(s): Craig Stephen Maddox & Shelly Lynn Maddox

Address of Affiant: 1003 Williams Lake Dr., Richmond, TX 77469

Description of Property: 1010 Baker Rd., Rosenberg, TX 77471 (5 acre tract)

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 December 11, 2007 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:) All improvements (structural) have been removed.

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.

 Craig Stephen Maddox

 Shelly Lynn Maddox

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TAR-1907) 02-01-2010





**Country Homes/Acreage** Active  
 ML#: 94584965  
 Address: 1010 Baker Road  
 Area: 30  
 Tax Acc #: 0003-00-000-0478-901  
 City/Location: Rosenberg  
 County: Fort Bend  
 Market Area: Fort Bend County North/Richmond  
 Subdivision: Wm Andrews  
 Lot Value: Yes  
 Section #: 30  
 Miles: 30  
 Legal Desc: 0003 WM ANDREWS, ACRES 5.00

List Price: \$199,000  
 Orig Price: \$199,000  
 LP/Acre: \$39,800  
 DOM:  
 State: Texas  
 Zip Code: 77471 - 8734  
 Country: United States  
 Key Map: 604C  
 House: No  
 SqFt:  
 Lease Also: No  
 Year Built:

Directions: From FM 723 turn onto Baker Rd. and follow to just past intersection of Perry Rd. and Baker Rd. Subject property lies just North of the home on the right.

Recent Change: 03/28/2019 : NEW

**Listing Office Information**

List Broker: JRNA01/Lone Star Properties [Request an Appointment](#)  
 List Agent: JGIBSON/Jeffrey L. Gibson Appt #: 281-989-6038 / Agent  
 Agent Cell: 281-989-6038 Agent Phone: 281-989-6038  
 Address: 5545 Fm 359 Rd, Richmond TX 77406 Office Phone: 281-342-5950  
 List Agent Web: <http://www.har.com/JeffGibson> Fax #:  
 Agent Email: [jgib\\_2000@yahoo.com](mailto:jgib_2000@yahoo.com)  
 Licensed Supervisor: Office Web: <http://www.lonestarprop.com>

**School Information**

School District: 33 - Lamar Consolidated Elem: BENTLEY ELEMENTARY SCHOOL  
 Middle: WERTHEIMER/BRISCOE JUNIOR HIGH SCHOOL High: FOSTER HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Style: # Stories Bedrooms: 0/  
 Main Dwell Ext: Access Baths F/H: 0/0  
 Main Dwell Type: Access/Lockbox:  
 New Constr.: No Appx Complete:  
 Lot Dim: Acres: 5 / 5 Up to 10 Acres  
 Frt. Door Faces: Garage: 0  
 Gar/Car: Carport:  
 Showing Instruct: Appointment Required  
 Agent Remarks:

Owners not interested in any type owner financing. Any purchase offer must include proof of funds or approval letter from a lender with contact information for person issuing the letter. We have a 2007 survey, however, improvements are no longer in place. If new survey is required it will be at buyer's expense. Please do not enter property without permission.

**Public Remarks:**

Great 5 acre tract with lots of trees. Used to have a "garage apartment" which has been removed. Water well and septic still in place but condition unknown and sellers will not repair. Unrestricted as far as we know, (please confirm for yourself as no guarantee is made as to restrictions). Has culvert in place from Baker Road. Can be purchased with additional 4.5 acres to the NORTH (FBCAD 0003-00-000-0494-901) at same price per acre. Difficult to find small tract in the area. PLEASE DO NOT ENTER PROPERTY WITHOUT PERMISSION.

**Interior, Exterior, Utilities and Additional Information**

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace:		Utility Dist:	Sep Ice Mkr:
Connect:		Range:	
Energy:		Flooring:	
Oven:		Countertops:	
Green/Energy Cert:		Pvt Pool:	No
Interior:		Area Pool:	
Foundation:		Water/Sewer:	No Sewer, No Water
Lot Description: Wooded		Road Front:	County Maintained
Road Surface: Asphalt		Cool:	
Heat:		Mineral Rights:	No
Improvements:		Land Use:	Unrestricted
Topography: Level		Trees:	Densely Wooded

Occupant:  
Exclusions:  
Disclosures:

No Disclosures

Waterfront Feat:  
Spec Conditions: **No Special Conditions**

List Type:

**Exclusive Right to Sell/Lease**

List Date:

03/28/2019

Expire Date: 12/31/2019

T/Date:

Comp: SubAgt:

0%

Buyer Agent: 2.5%

Bonus:

Bonus End:

Var/Dual Rt: **No**

**Financial Information**

1st Assumable:

Finance Cnstr: **Cash Sale, Conventional**

Vacation Rental:

Maint. Fee: **No**

Other Mand Fee: **No**

Taxes w/o Exempt: **\$2,177/2018**

Auction:

Exemptions:

Tax Rate: **2.284**

Online Bidding:

Prepared By: **Jeffrey Gibson**

**Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form**

**Date: 03/28/2019 2:39 PM**

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