

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

Date: 5/23/19 GF No. TBD
Name of Affiant(s): _____
Address of Affiant: 2330 Walnut Ridge Dr. Missouri City TX 77489
Description of Property: Lot 27 Bk 14 Meadowcreek Sec 3 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 Texas, personally appeared Affiant(s) who after by me being sworn, stated:

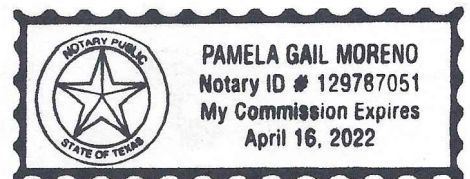
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the 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 2/24/196 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:)

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.

Robert E. McKibben
Robert E. McKibben

SWORN AND SUBSCRIBED this 24 day of May, 2019.
Pamela Moreno
Notary Public
Pamela Moreno



SCALE: 1" = 20'
 1" = FND. 1/2" LR



FND. 1/2" LR
 N 84°18'27" E
 6.50'

ARC = 50.27'
 R = 25.00'

FND. 1/2" LR
 S 47°17'20" E
 0.27'

WALNUT RIDGE DRIVE (50' R.O.W.)

PURCHASER: ROBERT E. MCKIBBIN AND GEORGINA K. ALLANSON
 ADDRESS: 2330 WALNUT RIDGE DRIVE, MISSOURI CITY, TEXAS 77002
 DESCRIPTION: LOT TWENTY-SEVEN (27) IN BLOCK FOURTEEN (14) OF MEADOWCREEK, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 18, PAGE 15 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

- NOTES:
1. THIS TRACT LIES IN ZONE X, AND DOES NOT LIE IN A FLOOD ZONE, ACCORDING TO FEMA FIRM NO. 4815702280N DATED SEPT. 30, 1992.
 2. SURVEY BASED ON INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE, INC. NO. 25170791.
 3. THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
 4. SUBJECT TO AN AGREEMENT FOR ELECTRIC SYSTEM WITH H.E.B., V. 762, PG. 899 D.S.F.R.C.
 5. SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

TO PHOENIX FINANCIAL MORTGAGE, FIDELITY NATIONAL TITLE, ROBERT J. WICKSHEIN AND GEORGINA K. ALLANSON
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ORIGINAL SURVEY OF THE PROPERTY SHOWN HEREON CONDUCTED BY MYSELF OR UNDER MY SUPERVISION ON FEB. 23, 1996 AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THE PROFESSIONAL SERVICE CONFORMS TO CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS FOR A CATEGORY 1A, CONDITION 11 SURVEY.

DEWARD KARL BOWLES
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4066
 DATED: 2/24/96



J&B H & B SURVEYING CO. 1803 TAFT STREET
 HOUSTON, TEXAS 77006 (713) 942-2000