

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

Date: 7/24/2019 GF No. _____

Name of Affiant(s): Todd W. Baker, Deana M. Baker

Address of Affiant: 4218 Penn Ln. Richmond Tx 77406

Description of Property: 0075 RAND AND PENN, ACRES 6, SEC 23, LOT 53,54,55 ELLIS CATTLE CO
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 April, 2012 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.

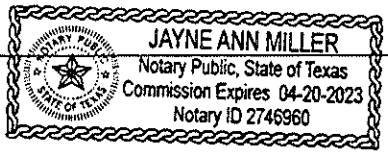
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]

[Signature]

SWORN AND SUBSCRIBED this 24th day of July, 2019

Notary Public Jayne Ann Miller
~~Gayle Bowen~~



(TXR-1907) 02-01-2010

Page 1 of 1

FIELD NOTES FOR A 6.004 ACRE TRACT BEING ALL OF LOTS 53, 54 AND 55 OF BOIS D'ARCESTATES (AN UNRECORDED SUBDIVISION), OUT OF A CALLED 129.253 ACRE TRACT OF LAND LOCATED IN THE DAVID RANDON AND I. PENNINGTON LEAGUE ABSTRACT 75, CITY OF FULSHEAR; FORT BEND COUNTY, TEXAS

BEGINNING: At a ½-inch iron pipe found for the Northwest corner of both this 6.004 acre tract and of Lot 53; said corner is also the Northeast corner of Lot 52 (called 2.00 acres) whose deed is recorded in the Fort Bend County Clerk's File No. 9640331; said corner bears North 89° 57' 37" East a distance of 12.13 feet from a ½-inch iron pipe found for the Southeast corner of Tract 24 (Volume 992, Page 465 Fort Bend County Deed Records) and South 78° 01' 45" East a distance of 2434.33 feet from a ½-inch iron rod found at the intersection of the North line of Lea Lane (60 foot width) with the East line of Bois D'Arc Lane (60 foot width);

THENCE: North 89° 45' 35" East a distance of 190.09 feet with the North line of Lot 25 and the South line of Lot 26 (Volume 998, Page 223 Fort Bend County Deed Records) to a ½-inch iron rod found for the Northeast corner of Lot 53 and the Northwest corner of Lot 54;

THENCE: South 89° 59' 53" East a distance of 189.70 feet along the North line of Lot 54 and the South line of Lot 27 (Volume 2376, Page 2 Deed Records Fort Bend County) to a ½-inch iron rod set for the Northeast corner of Lot 54 and the Northwest corner of Lot 55;

THENCE: South 89° 59' 53" East a distance of 189.38 feet with the North line of Lot 55 to a ½-inch iron rod found for the Northeast corner of both this 6.004 acre tract and Lot 55; said corner is also the Northwest corner of Lot 56;

THENCE: South 00° 05' 53" East a distance of 459.58 feet with the common line between Lots 55 and 56 to a ½-inch iron pipe found for the Southeast corner of both this 6.004 acre tract and of Lot 55; said corner falls on the North line of Penn Lane (60 foot width);

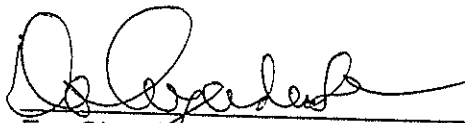
THENCE: Following the North line of Penn Lane with the following bearings and distances:

- 1) North 89° 59' 12" West, 189.52 feet to a ½-inch iron pipe for the Southwest corner of Lot 55;
- 2) North 89° 58' 37" West, 189.75 feet to a ½-inch iron pipe found for the Southwest corner of Lot 54;
- 3) South 89° 51' 49" West, 190.09 feet to a ½-inch iron rod set for the Southwest corner of both Lot 53 and this 6.004 acre tract; said corner is also the Southeast corner of Lot 52;

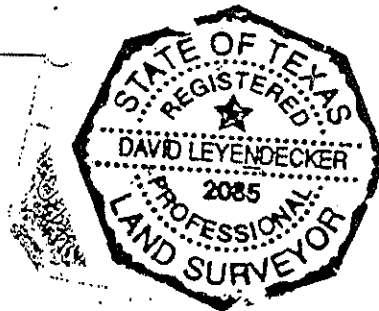
THENCE: North 00° 04' 25" West with the common line between Lots 52 and 53 a distance of 459.13 feet to the Place of Beginning and containing 6.004 acres of land.

All bearings recited hereon are based on the West property line of Lot 54 running North 00° 04' 25" West.

This survey consists of a separate plat and a legal description.



For Clay & Leyendecker, Inc.
David Leyendecker, R.P.L.S.
Texas Registration No. 2085
November 6, 2006



DL/kaj
RANDON - 6.004 - 06-286