

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

Date: March 8, 2021

GF No. _____

Name of Affiant(s): Matthew Hahn Drake

Address of Affiant: _____

Description of Property: Lot 19, Block 2, Section 18, Grand Mission Estates

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 _____, 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 March 19, 2018 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): Sidewalk from driveway to back patio on the right side of the home.

Outdoor kitchen. & EXTENDED DRIVEWAY PORTION TO THE RIGHT OF THE HOME. STORAGE BUILDING.

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.

Matthew Hahn Drake
Matthew Hahn Drake

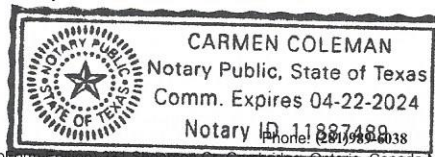
Farreen Ahmed Drake
Farreen Ahmed Drake

SWORN AND SUBSCRIBED this 8th day of March, 2021

Notary Public

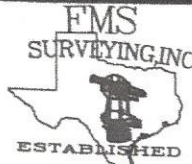
Carmen Coleman

(TXR-1907) 02-01-2010

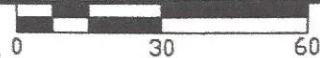


Fax: 281-238-9613

Page 1 of 1



19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmssurveying.com

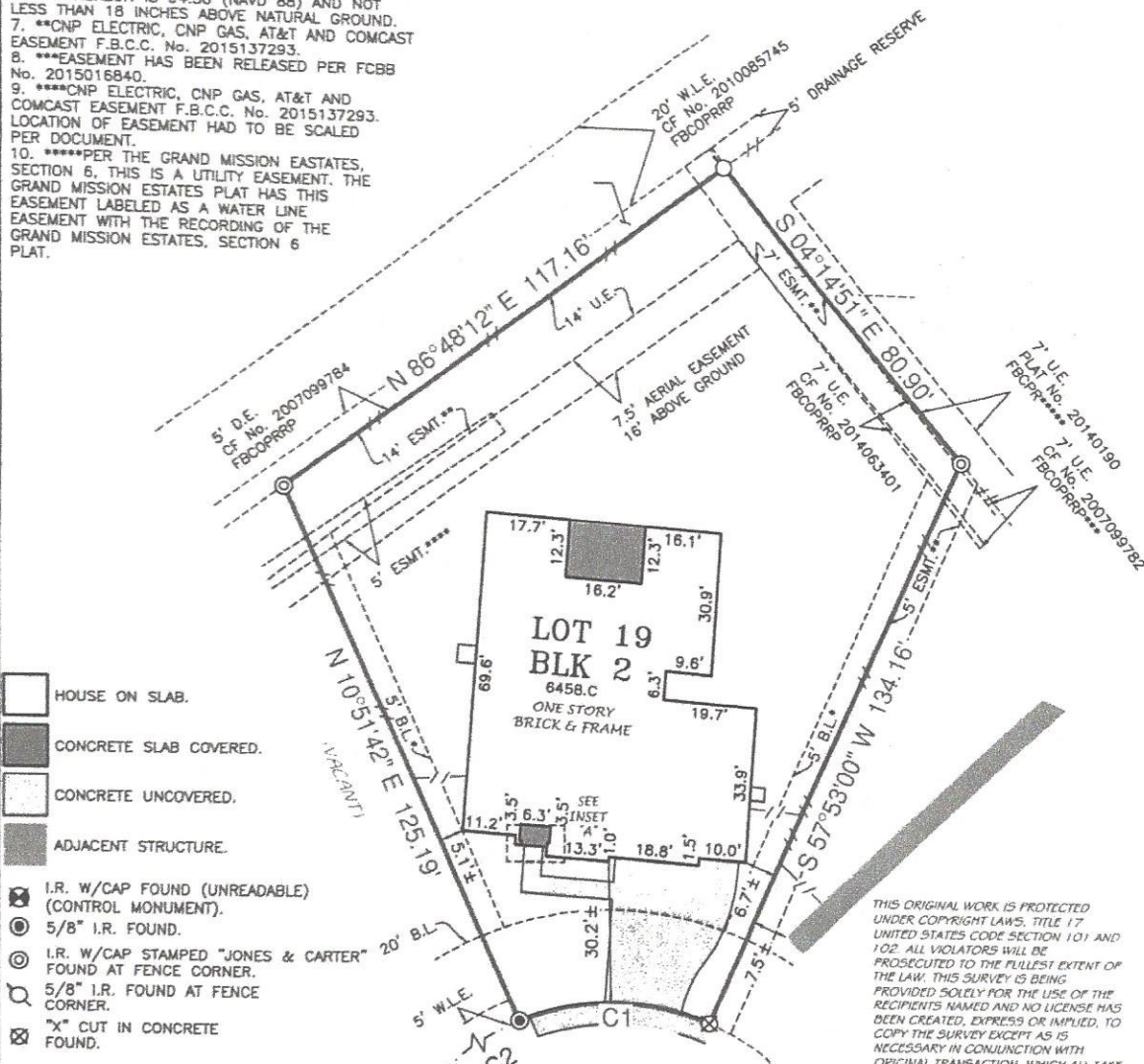
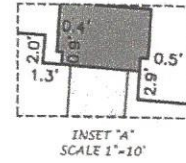


SCALE: 1"=30'

G.F. # : 1715704711
DATE : MARCH 19, 2018

NOTES:

1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. *BUILDING LINES PER BUILDER GUIDELINES DATED JUNE 2, 2014.
3. THE HOUSE PLAN NUMBER SHOWN INSIDE OF THE STRUCTURE HEREON IS BASED ON THE LAST PLAT PLAN RELEASED BY F.M.S. SURVEYING CO.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER SHOWN HEREON, PREPARED BY THE TITLE COMPANY REFERENCED HEREON.
5. PER F.B.C.C. No. 2015016840, THE RIGHTS TO THE UTILITY EASEMENT RECORDED UNDER F.B.C.C. No. 2007099782 HAVE BEEN RELEASED.
6. PER THE RECORDED PLAT: THE MINIMUM FINISHED FLOOR ELEVATION FOR THE STRUCTURE SHOWN HEREON IS 94.50 (NAVD 88) AND NOT LESS THAN 18 INCHES ABOVE NATURAL GROUND.
7. **CNP ELECTRIC, CNP GAS, AT&T AND COMCAST EASEMENT F.B.C.C. No. 2015137293.
8. ***EASEMENT HAS BEEN RELEASED PER FCBB No. 2015016840.
9. ****CNP ELECTRIC, CNP GAS, AT&T AND COMCAST EASEMENT F.B.C.C. No. 2015137293. LOCATION OF EASEMENT HAD TO BE SCALED PER DOCUMENT.
10. *****PER THE GRAND MISSION ESTATES, SECTION 6, THIS IS A UTILITY EASEMENT. THE GRAND MISSION ESTATES PLAT HAS THIS EASEMENT LABELED AS A WATER LINE. EASEMENT WITH THE RECORDING OF THE GRAND MISSION ESTATES, SECTION 6 PLAT.



- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.
- ADJACENT STRUCTURE.

- I.R. W/CAP FOUND (UNREADABLE) (CONTROL MONUMENT).
- 5/8" I.R. FOUND.
- I.R. W/CAP STAMPED "JONES & CARTER" FOUND AT FENCE CORNER.
- 5/8" I.R. FOUND AT FENCE CORNER.
- "X" CUT IN CONCRETE FOUND.

- ESMT. EASEMENT.
- W.L.E. WATERLINE EASEMENT.
- D.E. DRAINAGE EASEMENT.
- B.L. BUILDING LINE.
- U.E. UTILITY EASEMENT.
- SUBJECT BOUNDARY LINE.
- - - - - CONTROL MONUMENT TIE.
- /// 6' BOARD FENCE.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

CURVE	RADIUS	ARC	DELTA
C1	50.00'	41.03'	47°01'01"
C2	50.00'	134.26'	153°51'02"
C3	25.00'	19.35'	44°21'27"

LOT 19, BLOCK 2, OF GRAND MISSION ESTATES, SECTION EIGHTEEN (18)
MAP RECORDED IN PLAT No. 20150157 OF THE PLAT RECORDS,
FORT BEND COUNTY, TEXAS.
ADDRESS : 7803 TRINITY ROSE COURT

TO : MILLENNIUM TITLE COMPANY (EXCLUSIVELY)
I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Scott R. Sheridan
SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN SHADDED ZONE X PER LOCAL CASE NO. 15-24-3390A DATED AUGUST 3, 2015. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY OR MAY NOT EXIST.

