

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

Date: _____

GF No. _____

Name of Affiant(s): Christine E. Barnard

Address of Affiant: 2923 Country Club Blvd, Sugar Land, TX 77478

Description of Property: Lot 12 (PT) (#16), 51.48 X 130, Sugar Creek Section 17

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 June 15, 2016 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.

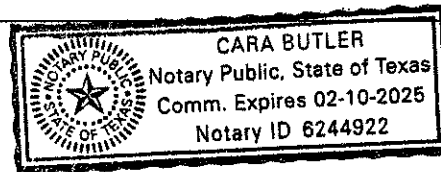
EXCEPT for the following (If None, Insert "None" Below): _____

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.

Christine E. Barnard
Christine E. Barnard

SWORN AND SUBSCRIBED this 12th day of April, 2021
Cara Butler
Notary Public



(TXR-1907) 02-01-2010

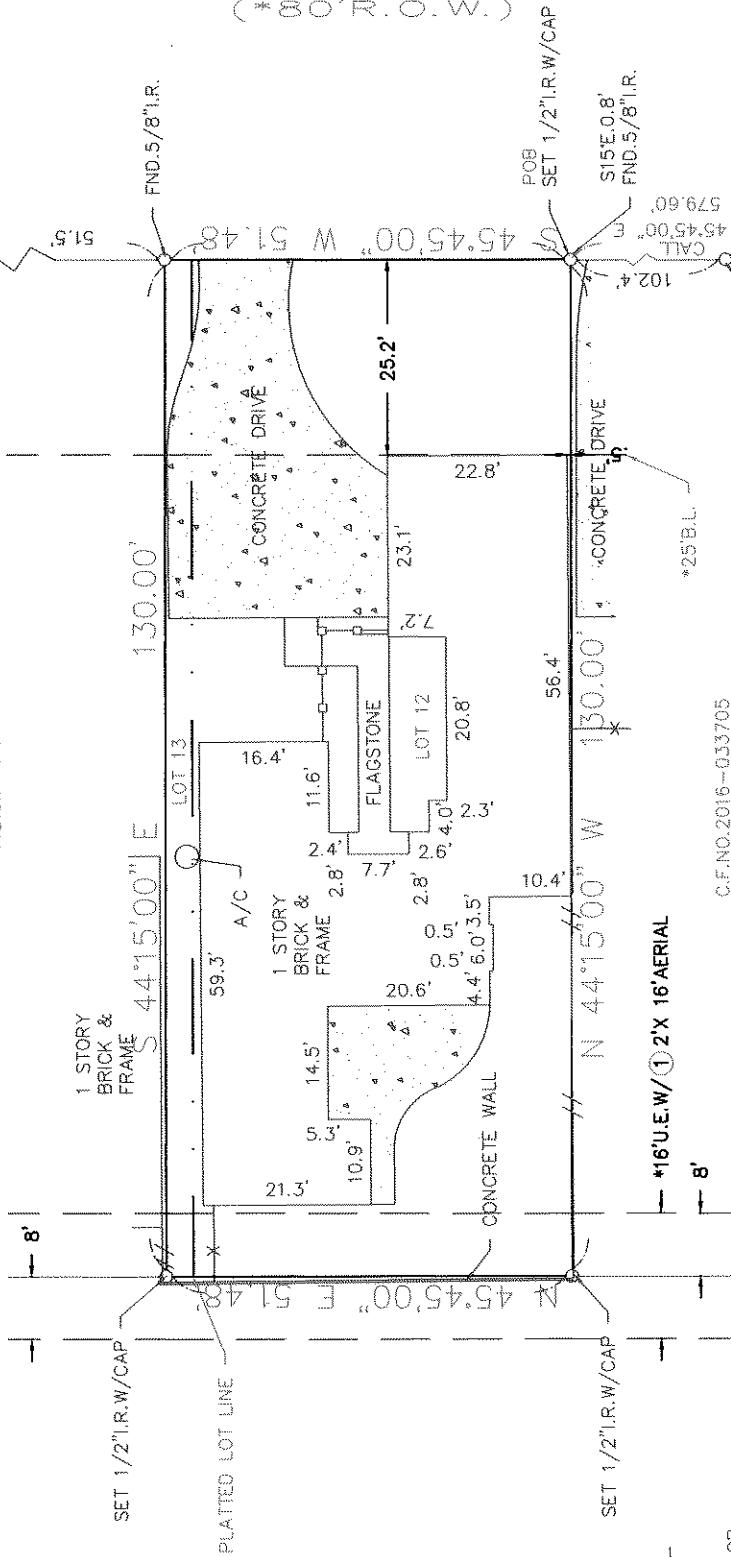
LINE BARNARD

COUNTRY CLUB BOULEVARD
SUGAR LAND, TEXAS 77478

T.V. AGREEMENT
P.133
OR
GE EASEMENT
P.191
I.R.
& P. EASEMENT
10.P.493
C.D.R.

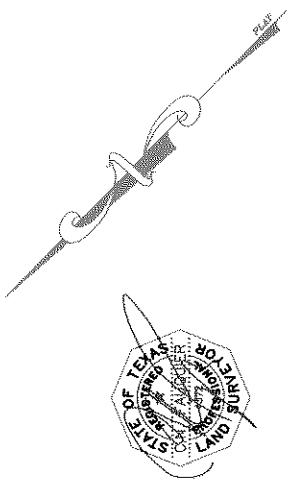
C.F.NO.2003-174452
F.B.C.R.P.R.

COUNTRY CLUB BOULEVARD
(* 50' R.O.W. *)



BUYER HAS MADE NO INVESTIGATION
OR INDEPENDENT SEARCH FOR
MENTS OF RECORD, ENCUM-
BERS, RESTRICTIVE COVENANTS, OR
SHIP TITLE EVIDENCE.
REFACE INVESTIGATION WAS BEYOND
SCOPE OF THIS SURVEY

C.F.NO.2016-033705
F.B.C.R.P.R.



The above tract of land is not located in the 100-Flood as
to the National Flood Insurance Program, Community-Panel No.
48157C 0280L ZONE X. 4-2-14
The Surveyor is not responsible for final determination.

I hereby certify that the above is a
representation of an actual survey made
on the ground under my supervision.

CAPITAL TITLE
Closer: Alice Keller
2415 Town Center Drive Suite 100
Sugar Land, Texas 77478
(281) 903-7908 Fax: (855)405-6848

METES AND BOUNDS ATTACHED
THIS SURVEY CERTIFIED FOR THIS TRANSACTION ONLY
G.F. NO. 16-257774-SG

SECTION: 17		SURVEY: N/A		ABSTRACT NO: N/A	
U.S. SURVEYING COMPANY, INC. A Professional Land Surveying Company		REF. V.17	P. 3	P.R. DATE: 6-15-16	
321 Century Plaza Drive Suite 105 Houston, Texas 77073 (281) 443-9288 USSURVEY@SBCGLOBAL.NET FAX (281) 443-9224		JOB NO. 07-6067		DRAWN BY: LGS	
PART OF LOT: 12 & 13	LOT: 12 = 20'	BLOCK: 1		STATE: TEXAS	
DIVISION: SUGAR CREEK		COUNTY: FORT BEND			