

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

Date: 5/19/21

GF No. _____

Name of Affiant(s): Aldert Schenkel, Ingrid H.M Neppelenbroek

Address of Affiant: 4019 Brynmawr Dr, Richmond, TX 77406

Description of Property: BRYNMAWR LAKE R/P, BLOCK 1, LOT 17, ACRES 1.2717

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 November 30, 2006 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.

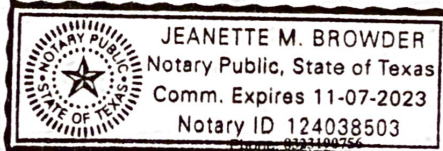
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Aldert Schenkel
Aldert Schenkel

Ingrid H.M Neppelenbroek
Ingrid H.M Neppelenbroek

SWORN AND SUBSCRIBED this 19 day of May 2021

Jeanette M. Browder
Notary Public



(TXR-1907) 02-01-2010

LOT 9
1.400 ACRES

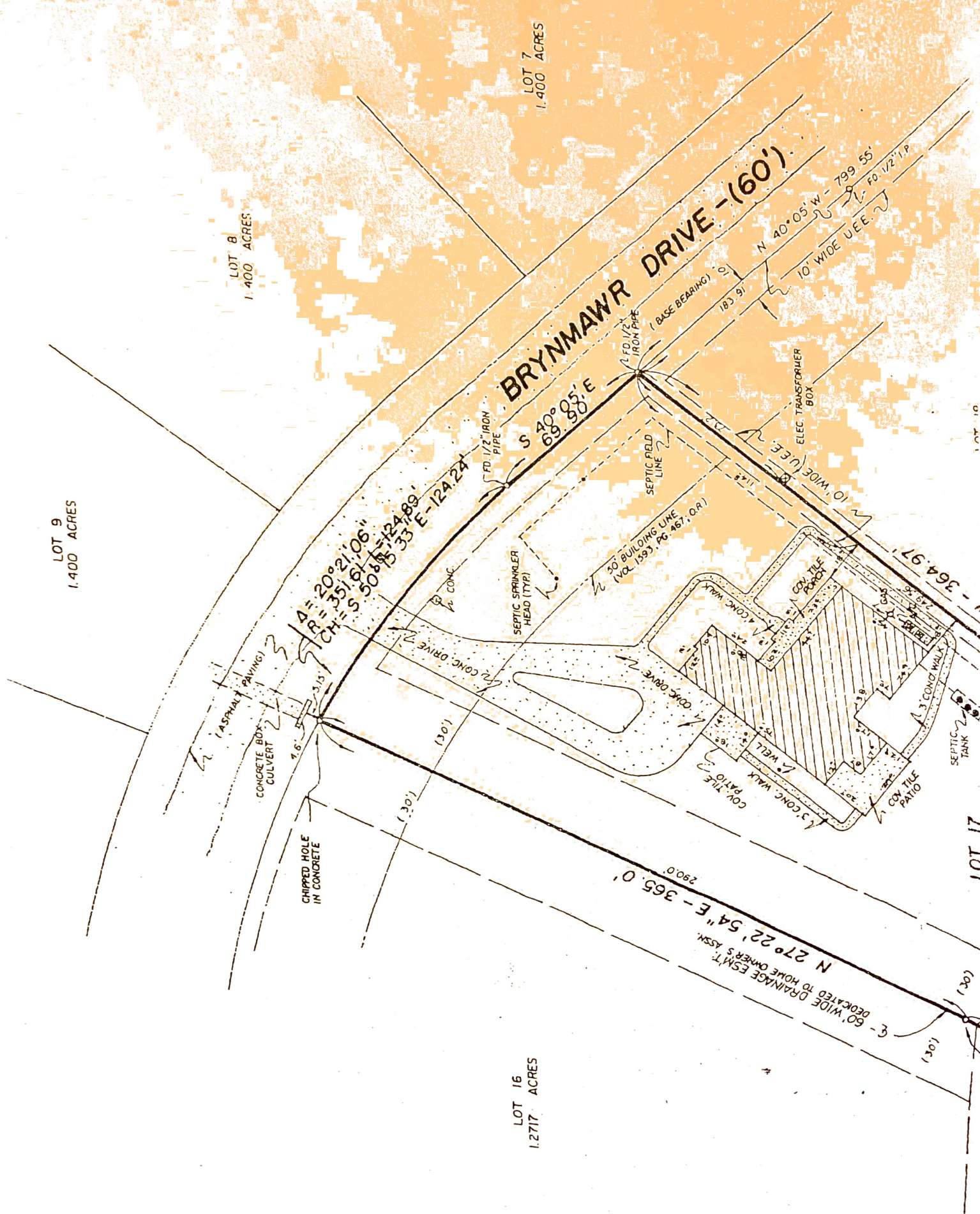
LOT 8
1.400 ACRES

LOT 7
1.400 ACRES

BRYNMAWR DRIVE - (60')

LOT 16
1.2717 ACRES

LOT 17



N 27° 22' 54" E - 365.0'
60' WIDE DRAINAGE ESMT.
DEDICATED TO HOME OWNERS ASSN.

CONCRETE BOX
CULVERT

CHIPPED HOLE
IN CONCRETE

1/2 CONC.

SEPTIC SPRINKLER
HEAD (TYP)

SEPTIC FIELD
LINE

30' BUILDING LINE
(VOL 1593, PG 467, O.R.)

ELEC. TRANSFORMER
BOX

10' WIDE U.E.E.

3' CONC. WALK

CONC. DRIVE

CONC. PATIO

CONC. PATIO

CONC. WALK

1/2" IRON PIPE

(BASE BEARING)

N 40° 05' W - 799.55'

10' WIDE U.E.E.

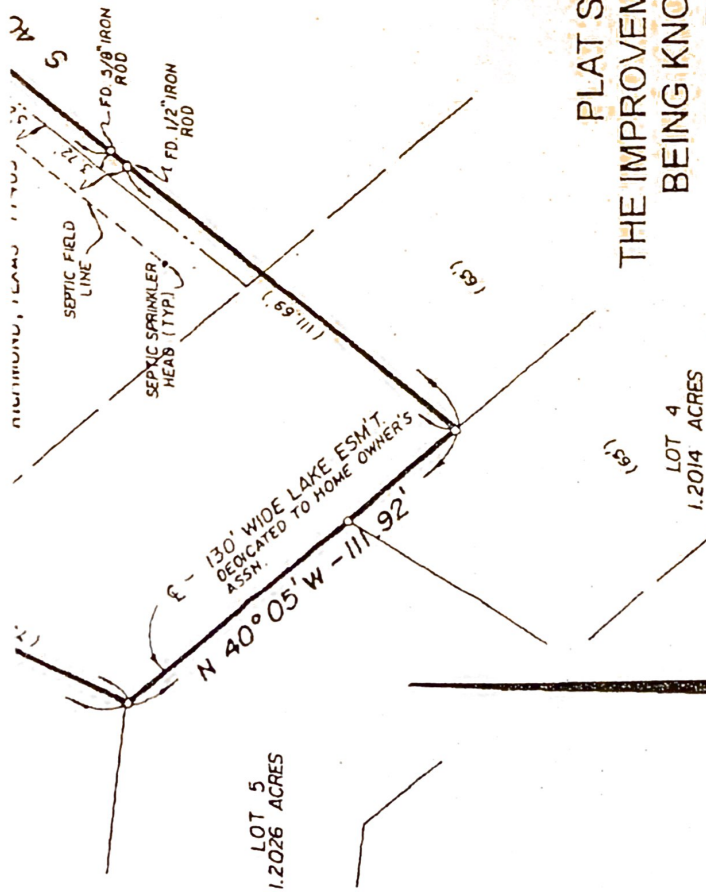
1/2" IRON PIPE

SEPTIC TANK

CONC. WALK

CONC. PATIO

CONC. WALK



PEMBROOKE WAY - (60')

PLAT SHOWING SURVEY & LOCATION OF
THE IMPROVEMENTS ON A 1.2717 ACRE TRACT OF LAND,
BEING KNOWN AS LOT NO. 17 IN BLOCK NO. 1 OF

REPLAT OF BRYNMAWR LAKE

(SLIDE NO. 737A & 737B; PLAT RECORDS);
A SUBDIVISION OF A CALL 77.334 ACRE TRACT OF LAND IN
THE KNIGHT & WHITE LEAGUE, AB. 46,
FORT BEND COUNTY, TEXAS.

By graphic plotting only, as per the National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Fort Bend County, Texas, and unincorporated areas, Community No. 480228, Map Number 48157C0100 J, which bears an effective date of January 3, 1997, this property is in ZONE X, which is an area determined to be outside 500-year flood plain and is **NOT** in a Special Flood Hazard Area

I, Franklin R. Schodek, A Registered Professional Land Surveyor, do hereby certify that this plat is a true record of a survey as made on the ground.

MARCH 10, 2006
NOVEMBER 27, 2006 - FINAL

Signed: *Franklin R. Schodek*

Office Of:
HENRY STEINKAMP, JR. INC.
Land Boundary & Topographic Surveying
909 Fifth Street
Rosenberg, Texas 77471
Telephone/Fax 281.342.2241
email-schodek@yahoo.com

SCALE 1" = 50'



11-30-06