



**PLANTATION BEND DRIVE**  
(60' PUBLIC R.O.W.)

YES:  
SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE COMPANY UNDER GP NO. 37082B-H095. HIL&P AGREEMENT PER FCCOF NO. 8724084. CABLE T.V. AGREEMENT PER VOL. 1107, PG. 888 & VOL. 103, PG. 1722, FRCOR. SUBJECT TO ZONING ORDINANCES BY THE CITY OF SUGAR LAND, TEXAS. POOL IS NOT INTO 8'6"x16' AERIAL EASEMENT. GARAGE IS NOT INTO 8'6"x16' AERIAL EASEMENT.

*James F. Maull*

EXTRACTING BY TITLE COMPANY.  
ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.  
NEED PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE  
48187B, PANEL 0225L, DATED 01-03-87. This information is based on graphics plotting only. We do not assume responsibility for exact determination.

BUYER: JAMES F. MAULL		JOB NO.: 0318-05
ADDRESS: 2422 PLANTATION BEND DRIVE SUGAR LAND, TEXAS 77478		G.F. NO.: 57052B-H098
ORDER: RBD MORTGAGE	TITLE CO.: FIRST AMERICAN TITLE COMPANY	KEY MAP: 809A
LD WORK: 04-04-05/BM	DRAFTING: 04-07-08/OD	FINAL CHECK: 04-07-08/HS
		REV. DATE:



LOT 6, BLOCK 1,  
PLANTATION BEND, SECTION 3-C,  
SLIDE NO. 1540/B, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 27TH DAY OF APRIL, 2008. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.



PH: 852-888-1414  
F: 852-358-1818

HENRY M. SANTOS, REGISTERED PROFESSIONAL SURVEYOR

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

Date: June 01, 2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Gregory L. Rhodes / Emily M. Rhodes  
Address of Affiant: 2422 Plantation Bend Dr., Sugar Land, TX 77478  
Description of Property: PLANTATION BEND SEC 3-C, BLOCK 1, LOT 6  
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 01, 2008 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.

\_\_\_\_\_  
*Gregory L. Rhodes / Emily M. Rhodes*

SWORN AND SUBSCRIBED this 1st day of June, 20 21.

Elena Rosilez  
\_\_\_\_\_  
Notary Public

