

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

Date: July 11, 2021

GF No. _____

Name of Affiant(s): Frank Adame III, Iris Adame

Address of Affiant: 4727 Beechaven St, Houston, Tx 77053

Description of Property: Ridgemoat Sec 2 RES D & G, Block 5, Tract 21

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 Oct 5, 2017 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.

Frank Adame III
Frank Adame III

Iris Adame
Iris Adame

SWORN AND SUBSCRIBED this 14th day of July, 2021

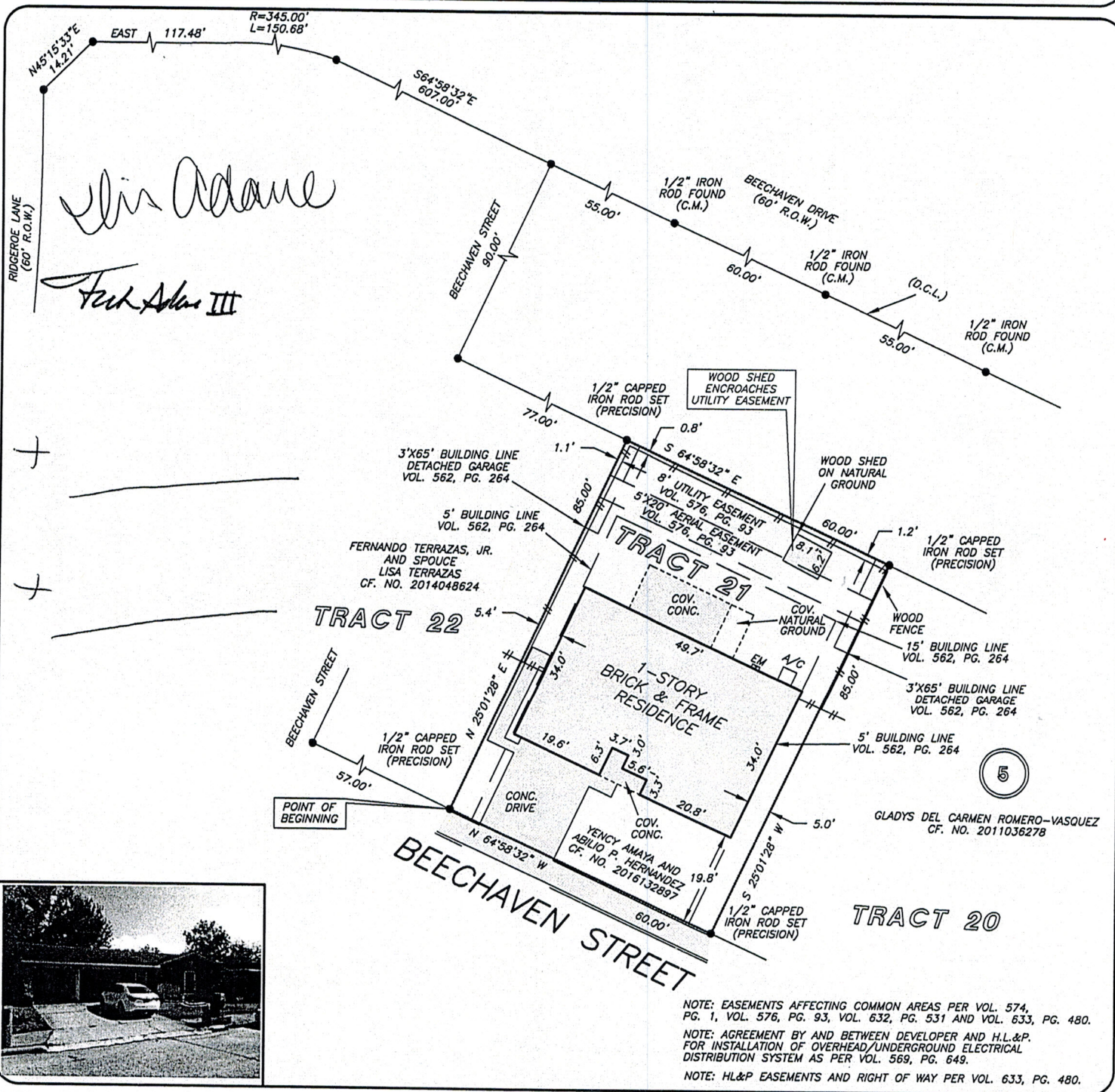
Donna Hovis
Notary Public

Donna Hovis
(TXR-1907) 02-01-2010

GF NO. 1999-17-1140 AMERICAN TITLE
 ADDRESS: 4727 BEECHAVEN STREET
 HOUSTON, TEXAS 77053
 BORROWER: FRANK ADAME III AND
 IRIS ADAME

**5,100 SQUARE FEET
 TRACT 21, BLOCK 5
 OUT OF RESERVE "D"
 RIDGEMONT, SECTION 2**

A SUBDIVISION IN FORT BEND COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 10, PAGE 11 OF THE MAP RECORDS
 OF FORT BEND COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)



NOTE: EASEMENTS AFFECTING COMMON AREAS PER VOL. 574, PG. 1, VOL. 576, PG. 93, VOL. 632, PG. 531 AND VOL. 633, PG. 480.
 NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.&P. FOR INSTALLATION OF OVERHEAD/UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AS PER VOL. 569, PG. 649.
 NOTE: HL&P EASEMENTS AND RIGHT OF WAY PER VOL. 633, PG. 480.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48157C 0305 L MAP REVISION: 04/02/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: CF. NO. 2016132897, F.B.C.D.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
 PROFESSIONAL LAND SURVEYOR
 NO. 5868
 JOB NO. 17-10382
 SEPTEMBER 27, 2017
 REVISED: OCTOBER 5, 2017 (REMOVE BUILDING LINE)

DRAWN BY: RE



TIMOTHY A. BAMMEL
 713-979-1010



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1-800-LANDSURVEY
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 FIRM NO. 10063700